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report to the **1970**
municipality of metropolitan toronto

ONTARIO HOUSING CORPORATION
ONTARIO STUDENT HOUSING CORPORATION

[Ontario]

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REPORT BY
ONTARIO HOUSING CORPORATION
TO
THE SOCIAL SERVICES AND HOUSING COMMITTEE
OF THE COUNCIL OF
THE MUNICIPALITY OF METROPOLITAN TORONTO

JUNE 18, 1970

TABLE OF CONTENTS

	<u>Page</u>
I INTRODUCTION	1
II HOUSING DEVELOPMENT PROGRAM.....	7
III REPORT ON PROPERTY MANAGEMENT.....	15
IV LAND DEVELOPMENT.....	26
V CONDOMINIUM.....	31
VI ONTARIO STUDENT HOUSING CORPORATION.....	34
VII SYSTEM BUILDING.....	36



BLEECKER STREET - One of four OHC buildings in the St. James Town complex in mid-town Toronto, this 24-storey high-rise contains 327 dwellings.

1 INTRODUCTION

The activities of Ontario Housing Corporation and Ontario Student Housing Corporation up to May 31, 1970, are dealt with in this report.

The work of both these Corporations is covered by the Home Ownership Made Easy (H.O.M.E.) Plan which encompasses nine programs. In Metropolitan Toronto, the programs in the past have included family housing, student housing, the development of condominium housing and land development. In the past year OHC has introduced its mortgage lending program in Metropolitan Toronto. Four H.O.M.E. programs – housing for industry, community development housing, senior citizen housing, and the sale of public housing to tenants – have not been operated in this municipality to date.

The original municipal request for family housing was made in 1965 and called for a minimum of 8,500 units. On June 30, 1967, this Corporation was asked not to reduce or curtail its program even though the original target was exceeded. On June 12, 1969, the Corporation met with this Committee when it was considering the Paterson Study of Housing Needs and a report on the survey by your municipal planning staff. These two reports were compiled to suggest a public housing program for the Municipality of Metropolitan Toronto for the 1971 to 1981 period.

Based on the Paterson findings, the Metropolitan Toronto Planning Board staff estimated that the total family housing need for those eligible for public housing would be some 35,000 dwelling units for the period 1971 to 1981 or 3,500 units each year.

OHC indicated it was basically in agreement with this estimate of need. In speaking to the Committee, Emerson E. Clow, Chairman of the Board of Directors of Ontario Housing Corporation, said the Paterson Study recognized that the effective demand for Ontario Housing accommodation, that is, the number of actual dwelling units desired by needy families, does not equal the total number of needy families. Further, an application on file for housing does not necessarily indicate acceptance of an Ontario Housing unit when one is offered. Housing people is not a numerical game – at all times the individual's wishes with regard to location, type of accommodation, available services and timing must be considered.

Mr. Clow indicated that 3,500 dwellings were within OHC's capacity and added: "I think it must be clearly recognized by all of us that OHC's ability to construct 3,500 units annually may well be determined by disciplines imposed by the federal government both in terms of financing and in guidelines as to the size and form such projects will take.

"It is unrealistic to expect that, having regard to land costs which are related to the density at which private rental accommodation is developed, OHC can produce public housing in small groups at medium density. However, OHC recognizes the fact, as you will see in our Bleecker Street development, that adequate recreation and other facilities must be provided in order to create an environment compatible with family living.

"Furthermore, as mentioned in your Planning Board's report: 'A serious obstacle to the achievement of a long-term program could arise from a shortage of suitable sites for housing projects.' "

Since our last report the effect of a number of these outside disciplines have been felt in our Metropolitan Toronto program. Several of them, such as sites and federal approvals of projects, are dealt with in the report. Another factor which must be faced when considering the 3,500-unit program is the growth in other provinces of housing corporations modelled after OHC. As their capabilities grow they will ask for, and rightly expect, a greater share of federal funds available for social housing. To some degree, this is being felt in the current year. Central Mortgage and Housing Corporation this year is making available in Ontario some \$118 million for public housing, including housing for senior citizens, \$13 million for land assembly and \$10 million for student housing. This money is for the whole province, not merely OHC and OSHC, and is, therefore, available to other agencies.

As CMHC's public housing commitments to OHC in 1969 amounted to \$128 million, this year's allotment represents a reduction of nearly eight per cent, even if other agencies did not claim on it. The effect on Metropolitan Toronto arises out of the fact that demands from other Ontario municipalities have increased dramatically in recent years - of the \$128 million borrowed by OHC in 1969 some \$103 million were committed to municipalities other than Metropolitan Toronto. The reduction of federal money for student housing has also affected this program in your municipality. Although OSHC has been able to proceed with its third York University residence - a 278 single student residence now under development - it has had to cancel plans for a residence for Ryerson Polytechnical Institute. Another factor affecting demand is the shortage of mortgage financing in the private sector which has resulted in a sharp decline in all housing starts.

Despite these challenges, OHC's family housing program in Metropolitan Toronto as of May 31, 1970, has climbed to a total of 22,025 units under management, construction or development from a total of 2,169 Metro units inherited when the Corporation came into being August 11, 1964. This constitutes some 42.9 per cent of the Corporation's total provincial program of 51,294 units giving Metropolitan Toronto the highest ratio of public housing per capita of any major metropolitan area in Canada. This total includes 2,761 units previously administered by the Toronto Housing Authority.

OHC is providing accommodation for 54,266 persons, as of the last population count on January 31, 1970, in Metropolitan Toronto on a rent-geared-to-income basis. It has under construction and development enough units to accommodate a further 18,500 persons in rent-geared-to-income dwellings. It is also involved in the development of 15,189 condominium dwellings for sale to middle-income families.

The major thrust in land assembly is at Malvern where a 1,704-acre community costing approximately \$330 million will be developed to accommodate 43,000 persons in 12,000 dwellings.

The first phase to be developed, known as Neighbourhood Eight, will consist of 160 acres north of Sheppard Avenue and west of Neilson Road. It will contain 1,360 dwelling units ranging from single family through low density multiple units to high-rise apartments. Internal servicing is expected to start later this year with the first lots to be available in 1971.

The new rent-geared-to-income scale is outlined in this report. The scale goes into operation July 1 across Ontario and reduces the percentage of income a family pays for rent, most notably at the upper end of the scale where the ratio drops from 30 to 25 per cent of gross family income. It also introduces a \$2 per child rent reduction, higher exemptions for a working wife, a new exemption for the working head of a one-parent family and a fixed rental for one year. However, rent will be reduced in the event of a family addition or reduction in income.

A number of new operations in Metropolitan Toronto, such as revised maintenance procedures and an experiment in private management of public housing projects is outlined in this report. The federal government's decision to allow OHC to borrow substantial funds for recreational and other amenities, which the Corporation has been advocating for some time, will make possible a more comprehensive program in these areas and some of this work is now under way.



EDGELEY - Pedestrian walkways at this North York development make it unnecessary for youngsters to cross major roads on their way to and from school.



PLAYGROUNDS - A lot of youthful energy is expended on this log climber in the foreground of the low-rise apartments for larger families at OHC's Kennedy Road development in Scarborough.



KENNEDY ROAD - High-rise accommodation for smaller family groups and three-storey buildings for larger families is provided in this 275-unit development in Scarborough.



EAST YORK - The occupants of this handsome 293-unit townhouse and high-rise development are provided with an attractive valley view.



MCCOWAN ROAD - It is hard to beat a good sandbox as a play area as these youngsters know. This Scarborough development of 198 dwellings was completed in 1969.



BLAKE STREET - Two high-rise buildings and row housing units provide 460 dwellings in this east end Toronto development. This view illustrates the patio areas available to the occupants of the upper level dwellings.



SCARBOROUGH - These attractive townhouses are part of an 88-unit development recently completed by OHC on Bay Mills Boulevard. The development contains 62 three-bedroom and 26 four-bedroom homes.



GRACIOUS LIVING - This rear yard view of the 101-unit townhouse development at Morningside Avenue and Coronation Drive in Scarborough illustrates the care devoted to landscaping.

11 HOUSING DEVELOPMENT PROGRAM

Ontario Housing Corporation's public housing portfolio in Metropolitan Toronto consisted of 22,025 family dwellings under management, construction or development on May 31, 1970. At that date there were 15,696 dwellings under management, 2,907 under construction and 3,422 under development. Of those under construction, 1,289 are expected to be completed this year. Since the beginning of the year, 745 completed dwellings have been turned over to management. This anticipated total of 2,034 completions in 1970 compares with 3,867 in 1969, a shortfall that may be attributed to two related factors:

- (a) A slowdown in federal approvals from October 1968 to May 1969 while the Hellyer Task Force report was under consideration and,
- (b) Some delays while OHC and the federal government resolved certain guidelines on the size and form of future public housing developments in Ontario.

Since December 1969, OHC has submitted applications to CMHC for 2,484 units in Metropolitan Toronto and, subject to the availability of federal funds and sites, does not expect too much trouble in attaining the objective of 3,500 dwellings as requested by Metropolitan Toronto a year ago.

In Metropolitan Toronto OHC is faced not only with extremely high land costs but also with an acute shortage of suitable serviced land. These factors have a profound effect on the type of development OHC can undertake.

While high-rise buildings do not represent the ultimate in family accommodation, it should be recognized that without massive land subsidies it is no longer feasible to provide low density accommodation in the core area.

Where it has been possible to build at a low density, as in Edgeley Village for example, it is frequently difficult to get applicants to accept the housing because of its distance from downtown and its location in a two-fare zone.

The Corporation has tried, with considerable success, to spread its developments throughout the city and the neighbouring boroughs on a relatively even basis.

At the present time OHC has housing under management, under construction or under development at 89 major locations in Metropolitan Toronto.

Table 1 shows the distribution of the 22,025 units by municipality. The City of Toronto's share of OHC dwellings at all stages has dropped from 39.9 per cent to 35 per cent while the Borough of North York and the Borough of Scarborough each account for 26 per cent.

TABLE 1DISTRIBUTION OF ONTARIO HOUSINGUNITS IN METROPOLITAN TORONTOAS AT MAY 31, 1970

	Estimated Population December 1969	Total OHC Units in All Stages	Percentage of Total	Units per 1,000 Population
Toronto	720,000	7,853	35.7	10.9
North York	475,000	5,672	25.7	11.9
Scarborough	310,000	5,643	25.6	18.2
Etobicoke	290,000	1,652	7.5	5.7
York	150,000	901	4.1	6.0
East York	105,000	304	1.4	2.9
Metropolitan Toronto	2,050,000	22,025	100.0	10.7

Source: Metropolitan Planning Board
Projection from 1966 census

TABLE 11

SUMMARY OF ONTARIO HOUSING UNITS
IN METROPOLITAN TORONTO BY MUNICIPALITY

AS AT MAY 31, 1970

	Under Management No.	%	Under Construction No.	%	Under Development No.	%	Total	%
Toronto	6,673	42.5	1,163	40.0	17	0.5	7,853	35.7
North York	3,768	24.0	804	27.7	1,100	32.2	5,672	25.7
Scarborough	2,724	17.4	940	32.3	1,979	57.8	5,643	25.6
Etobicoke	1,652	10.5	-	-	-	-	1,652	7.5
York	575	3.6	-	-	326	9.5	901	4.1
East York	304	2.0	-	-	-	-	304	1.4
Metropolitan Toronto	15,696	100.0	2,907	100.0	3,422	100.0	22,025	100.0

SUMMARY OF ONTARIO HOUSING UNITS
IN METROPOLITAN TORONTO BY BEDROOMS

AS AT MAY 31, 1970

	Under Management No.	%	Under Construction No.	%	Under Development No.	%	Total	%
Bachelor	844	5.4	104	3.6	1	-	949	4.5
1-bedroom	3,004	19.1	1,097	37.7	878	35.3	4,979	23.6
2-bedroom	4,379	27.9	1,426	49.0	1,347	54.2	7,152	33.9
3-bedroom	5,897	37.6	266	9.2	207	8.3	6,370	30.2
4-bedroom	1,159	7.4	14	0.5	51	2.1	1,224	5.8
5-bedroom	412	2.6	-	-	-	-	412	2.0
6-bedroom	1	-	-	-	-	-	1	-
Metropolitan Toronto	15,696	100.0	2,907	100.0	2,484*	100.0	21,087	100.0

* In addition there are 938 units under preliminary consideration.

TABLE 1V
SOURCE OF ONTARIO HOUSING UNITS
IN METROPOLITAN TORONTO
1964-1970

	<u>Taken Over</u>	<u>Purchase of Existing Dwellings</u>	<u>New Dwellings Completed by OHC</u>	<u>Total</u>
1964	2,310*	-	-	2,310
1965	-	1,029	58	1,087
1966	-	1,371	381	1,752
1967	-	372	1,016	1,388
1968	2,761**	5	1,562	4,328
1969	-	219	3,867	4,086
1970 (to May 31)	-	-	745	745
Under Management May 31, 1970	5,071	2,996	7,629	15,696

* Federal-Provincial Partnership

** Toronto Housing Authority

The per capita distribution has changed markedly over the past year with Scarborough leading in terms of OHC units with 18.2 per 1,000 population. North York is in second place with 11.9 units per 1,000 and Toronto has dropped to third place with 10.9 units per 1,000 population.

Due mainly to the scarcity of suitable sites in the city, this trend towards development in the Boroughs may be expected to continue. Table 2 shows that, although Toronto is the location of 40 per cent of the units now under construction, compared with North York's 28 per cent and Scarborough's 32 per cent, the city has only 17 units, or less than one per cent of the total in the development stage, while Scarborough has 58 per cent and North York 32 per cent of the development total.

There is an increasing emphasis on one and two-bedroom dwellings, not because the needs of larger families have diminished, but that the needs of smaller families, particularly mother-led families, have come into sharper focus. Applications for up to two-bedroom accommodation constitute 68 per cent of the waiting list.

A comparison of major metropolitan areas in Canada shows that Metropolitan Toronto has 10.7 units of public housing per 1,000 population. Vancouver follows with 3.1 units per 1,000 population, Winnipeg has 1.1 units per 1,000 population and Montreal has 0.5 units per 1,000 population.

In 1969, OHC started construction on 1,378 family dwellings in this community, or 4.3 per cent of the total of 31,874 starts on all housing in the Metropolitan Toronto area. This performance was just over half that of 1968 for the reasons already outlined. During the five years 1965-69, there were 9,773 OHC starts in Metropolitan Toronto. In that period, OHC turned over to management 9,880 units of which 6,884 were built by the Corporation.

Table 4 illustrates the sources of Ontario Housing units in Metropolitan Toronto. Due mainly to the turnover of Toronto Housing Authority projects, construction completions accounted for 38 per cent of the year's supply of additional housing in 1968. Last year, new construction accounted for 95 per cent of the additional units.

111 REPORT ON PROPERTY MANAGEMENT

By May 31, 1970, Ontario Housing Corporation was managing a total of 15,696 rental units in Metropolitan Toronto with an average of 2.3 bedrooms per dwelling. There are Ontario Housing units under management at 70 separate locations around Metro, in addition there are 214 scattered units made up of single and semi-detached dwellings.

The last population count was taken on January 31, 1970, and shows a total population of 54,266 persons, up by almost 8,000 over March, 1969. This is an increase of 17.1 per cent, but represents a proportionately greater increase of adults. Adults now total 23,033, which is up 21.4 per cent from last year and children now total 31,233, which is up 14.2 per cent from last year. Put another way, adults made up 40.9 per cent of last year's total and children 59.1 per cent. This year, adults represented 42.4 per cent and children 57.6 per cent.

Concurrent with the growing percentage of adults in OHC Metro dwellings is a drop in the average family size, which is now 3.9 persons compared with last year's average of 4.4 persons. The number of adults per household has stayed constant at 1.7 persons but the number of children has dropped from 2.7 to 2.2.



SWIMMING POOLS - Once unheard of in public housing developments, indoor pools like this one at OHC's Bleecker Street development are now recognized as an important element in a high-rise project.

In 1969 a total of 4,230 new tenants were housed by OHC in Metropolitan Toronto, half as much again as the 1968 total. An average of 332 tenants were housed every month. Turnover stayed much the same as the previous years at 13 per cent. Of the 1,300 tenants who moved out, one-third, or 475, took up private rental housing.

About 13,000 new applications were received during 1969. A survey of the applications on file conducted in September, 1969, determined the effective demand for Ontario Housing in Metro at 17,128 families. By May 31, 1970, the waiting list stood at 21,044 applicants.

An analysis of the May 31 waiting list indicated the following:

Bedrooms -	B	1	2	3	4	5	
	4,537	2,915	6,891	4,650	1,510	541	= 21,044
	21.6%	13.8%	32.7%	22.1%	7.2%	2.6%	= 100%

Of this total on the waiting list, some 35.1 per cent were single parent families.

The income of applicants applying from January 1 to April 30, 1970, showed 15.3 per cent in the \$300 to \$400 per month category; 24.6 per cent \$400 to \$500; 17.6 per cent \$500 to \$600 and 5.9 per cent over \$600 per month. The remaining 36.6 per cent earned less than \$300 per month.

A total of 335 tenants were transferred in 1969 to other OHC units, either because of increased family size or changes in employment, health or family conditions. Tenants in Metro pay an average monthly rent of \$92.90, out of average monthly incomes of \$358 or \$4,300 per year. Some 64.9 per cent of the families have two parents, while 35.1 per cent are headed by a single parent, usually the mother.

One-quarter of OHC's tenants in Metropolitan Toronto receive public assistance payments, either general welfare assistance or family benefits. A further 22.4 per cent derive their income from pensions and unemployment benefits, while just over half, 52.3 per cent, are employed. Rental subsidies average \$87.87 per unit per month in Metropolitan Toronto.

There has been a steady increase in new applications throughout the past year. While 4,230 applicants were housed, and 5,549 cancelled their applications through obtaining suitable accommodation elsewhere or due to a change in circumstances, 13,002 new applications were recorded and some 8,502 home visits completed.

Rental Scale

The graduated rent-to-income scale originated as a result of a study entitled "Rents in Regent Park" carried out in 1947. This scale had a national application. It incorporated the basic feature of a rental subsidy based on income and family size. The rents determined in the original scale were for shelter only and services were paid separately by the tenant.

In 1958, in recognition of major changes in costs, incomes and patterns of family spending, a further study of the scale was undertaken. The revised scale which resulted was implemented in 1964 and eliminated variations in rents related to family size and also excluded all family allowances in determining income. This scale was for fully serviced accommodation and in place of a rent penalty for "over incomes" it provided for a progressive increase in rents at the upper end of the scale.

The 1964 scale resulted in widespread complaints. It was further revised in 1967, mainly by the reduction in the ratio of rent-to-income, which afforded a measure of relief in rents except for the few tenants in the upper end of the scale where the rate rose more rapidly to encourage such tenants to seek accommodation in the private market. The average monthly rental reduction which resulted was \$10.70.

OHC found the new scale failed to take into account changing conditions, particularly, the shortage of accommodation available for persons at the top end who leave public housing. As a result, the Corporation froze rents at the level existing on May 1, 1968, and urged CMHC to co-sponsor an independent study of the scale.

The suggestion of an independent study was not accepted by the federal government which then invited the provinces to present briefs for its consideration. On November 4, 1969, OHC presented a brief which again recommended a joint study and made this observation.

"In the past it has been the practice in calculating rental scales to have particular regard to the extent to which governments are prepared to subsidize public housing. Accordingly, while the scale reflects income differentials, it does not take into account many of the economic factors affecting the well-being of public housing tenants. Furthermore, progressive rental scales which have been developed to date have had national application and in no way recognize regional economic differences either within Ontario or between provinces."

Among the suggestions made by Ontario was that the new scale should take into account the additional costs incurred by one-parent families, payments in respect of children in care of an approved agency and a change in the upper end of the rental scale.



NEW MAINTENANCE SERVICE - Senior maintenance supervisor Helmut Boehmker demonstrates one of the radio-telephone mobile units OHC has introduced in Metropolitan Toronto to speed emergency service for tenants.

Recently, Ottawa announced a new national scale and Ontario will put it into operation July 1. The new scale reflects many of the above suggestions. It drops the ratio of rent-to-income at the upper end from 30 to 25 per cent of gross family income. At the lower end, for families earning \$192 per month or less, and having two or more children, the minimum rental, including certain services, drops from \$32 to \$28 per month. For the head of a one-parent family there is a new exemption and the exemption for a working wife is increased. The working wife exemption jumps from \$250 to \$900 a year and the new exemption for the working head of a one-parent family is also \$900. As well there is a \$2 per child monthly rental reduction down to the \$28 minimum.

New Maintenance Procedure and Private Management

A new maintenance procedure for OHC property in Metropolitan Toronto has been introduced and will be in full operation by mid-summer. It represents a change in concept, from centralized maintenance to decentralized on-site supervision to be provided on a day-to-day basis.

The new program offers full building maintenance, including cleaning and maintenance of grounds by on-site staff and private contractors. A separate tenant inquiry switchboard went into operation last December 15 and handles approximately 350 calls a day. The new board handles calls on leases, maintenance, rent and calls to property management personnel. It is operated on a 24-hour-a-day basis seven days a week and relays emergency calls to emergency service vehicles by way of radio telephone. The emergency mobile staff identify the maintenance problem and call in the appropriate technicians from a list of approved maintenance firms.

More than 40 new maintenance supervisors have been hired to deal with the increased workload. The Director of Maintenance Engineering has two Regional Managers, each of whom is assisted by two Area Managers for the East and West regions in Metropolitan Toronto. In addition, maintenance supervisors have been appointed who are responsible for the supervision of all labourers, handymen and caretakers, and for all work placed with contractors. The inspection aspect is handled by heating inspectors, painting inspectors and landscape inspectors. The Corporation has also engaged a Preventive Maintenance Engineer who is initiating a preventive maintenance program for all mechanical services such as elevators and heating systems.

Naturally, such a drastic overhaul and augmentation of the maintenance service will cost money. It is estimated the additional wage costs of the new maintenance program alone will be \$493,000 in 1971, the first full year of operation.

OHC is also experimenting with the contracting out of property management to private firms. This is being done in five Metropolitan Toronto projects. The companies involved are Montreal Trust, Greenwin Property Management and Meridian Property Management. In each case the firm is responsible for the day-to-day administration of the properties, rent collection, general property and building maintenance. Social or welfare problems are referred to OHC's Community Relations branch, tenants pay rents on the rent-to-income formula and are selected by OHC under the point rating system.

In view of the growing portfolio of housing, OHC is making arrangements with Humber College to institute a 28-month diploma course in property management. The purpose of this course is to upgrade the qualifications of existing property management staff and to provide training facilities for young people wishing to make a career of property management. If this proves to be successful, it is hoped it will be extended to other community colleges. In addition, a number of senior property management staff from Metropolitan Toronto and across Ontario will attend a two-week seminar this fall, again under the auspices of Humber College. Maintenance staff are now attending courses run by George Brown College at a class room provided by the Corporation.

Social and Recreational Facilities, Tenant Activities

Social and recreational facilities in public housing is another item, like the rent scale, which has been discussed at considerable length over the years. Essentially, the terms of reference OHC has been operating under since it was formed, although these are not specifically stated in The National Housing Act, are that facilities of a recreational nature can be provided (and included in the capital cost) which are "appropriate to the development."

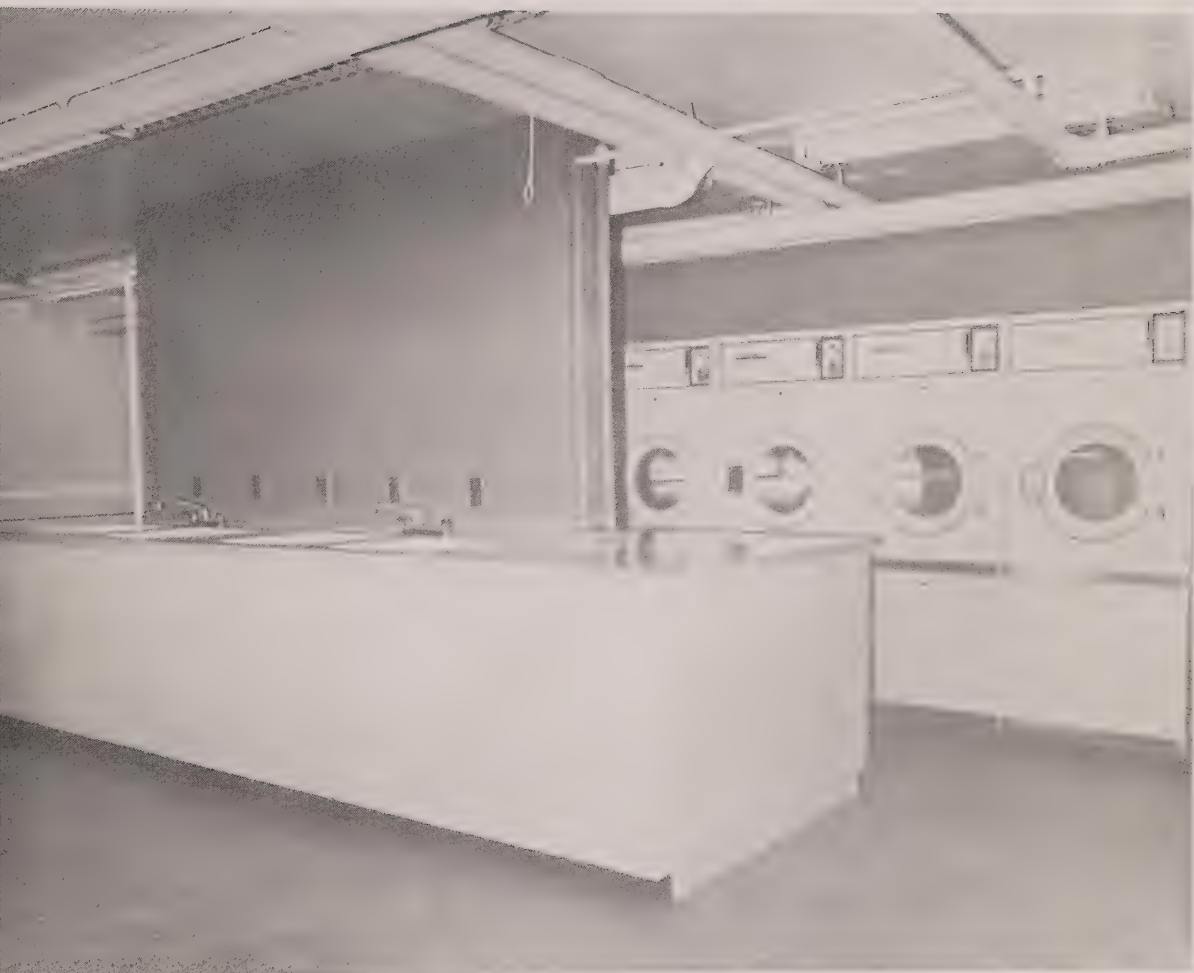
This placed severe limitations on OHC in terms of the extent of such facilities - only in the larger developments could anything worthwhile be built and, furthermore, the exclusion of non-project residents from making use of the facilities defeated any attempt to integrate public housing tenants into the surrounding community.

The only area where there was some relaxation in recent years was the Bleecker Street development. There, like the tenants of St. James Town's private rental sector, our tenants are able to enjoy a wide range of facilities which are operated for the Corporation by the YMCA.

The disciplines concerning recreational and community facilities were based on the premise that it is the responsibility of the municipality to provide these for public housing in the same manner as it does for private tenants and owners. While this is technically a correct assumption, it tends to overlook the fact that public housing developments bring together families whose economic circumstances generate a far greater demand for this type of facility.

In its brief to CMHC last November, Ontario pointed this out and stated: "it is strongly recommended, therefore, that OHC be permitted to include in all future developments recreational and community facilities commensurate with the needs of the immediate community and that the cost of such facilities form part of the capital cost of the development."

Such facilities have been included in OHC's recent submissions to Ottawa and the federal government, while preparing its guidelines in this regard, adopted a generous attitude in processing these loan applications.



REGENT PARK - OHC has nearly completed its program of renovating and re-equipping all laundry rooms at the two Regent Park developments. The rooms are now manned by attendants to provide improved service.

For example, the three most recent Metropolitan Toronto developments, two in Scarborough and one in York, will all be equipped with swimming pools and other recreational facilities. Another family project in North York now under construction will have a separate two-storey recreational building containing gymnasium and games rooms and a one-storey day-care nursery centre with eight play rooms that will accommodate about 150 children.

On April 21, 1970, the Honourable Robert Andras, federal minister responsible for housing, announced the new rental scale and committed the federal government to lend to the provinces funds for social and recreational facilities in both new and existing public housing projects.

As a result, new OHC projects will provide such facilities and work is now well under way in developing these for existing projects. For example, in Regent Park North, Canada's oldest public housing project, and Regent Park South, developed by Metropolitan Toronto in the mid-1950's, an extensive program has begun. In both projects the Corporation has nearly completed a \$200,000 program of modernizing laundry rooms. Exterior lighting for both projects has been modernized at a cost of \$15,000. As a safety measure for OHC maintenance employees and to reduce air pollution, the old fashioned garbage incinerators have been replaced by compactors which will cost \$500,000 when the last building has been completed.

Besides the exterior and interior painting program, replacement of older appliances and other programs, the Corporation has hired landscape architects to develop a major land use plan. This has been done in consultation with the tenants.

This new concept will be staged over a three-year period beginning with the planting season this fall. It will entail new outdoor play areas and a complete landscaping and land use program for both North and South Regent Park projects. While this program is being planned, another program of improving indoor space and developing more attractive entrances to the high-rise buildings is under way. Under this program unused space in the buildings will be converted to rooms for tenant activities. These activities will be carried out by either tenants or the Parks and Recreational Department of the City of Toronto. All these programs are being developed in consultation with the Regent Park Community Improvement Association which represents the tenants.

As pointed out in the OHC Resident's Guide given to every tenant, the Corporation encourages the formation of tenant associations, provides meeting space, makes grants for recreation and group activities and will provide staff assistance if requested. OHC believes well-run tenant groups can do much to build a neighbourhood spirit and provide an important forum for discussion between the Corporation and its tenants and the tenants and outside groups. In Metropolitan Toronto alone there are, at present, 18 tenant associations in OHC developments.



MALVERN - Neighbourhood Eight, outlined in white on this model of OHC's proposed Malvern development, will contain 1,360 dwellings on a 160-acre site north of Sheppard Avenue.

IV LAND DEVELOPMENT

One aspect of Ontario Housing Corporation's Land Development activity is called the Land Lease Program. It is now a successfully established part of the Corporation's continuing effort to make reasonable cost housing for ownership available to the middle income group.

This plan eliminates the land cost from the initial down payment and offers the serviced lot on a leasehold basis.

The purchaser has an option to buy the land at any time after the first five years at the market value established at the beginning of the lease.

To ensure that these lots are reaching the intended market, the total cost of house construction is currently limited to \$15,000 for a three-bedroom unit, \$16,000 for a four-bedroom and \$17,000 for a five-bedroom unit.

The H.O.M.E. land program began in August 1967; by the end of May 1970, the Corporation had disposed of 4,305 lots in 17 communities.

In the Metropolitan Toronto region, 1,657 lots were quickly acquired by prospective home owners at Bramalea.

In Metro, OHC will likely be marketing 279 lots in Thistletown in 1970 and has some land for multiple housing ready for development.

At this time of rapid population growth ,OHC realizes the importance of creating fully integrated communities which reflect a proper social and economic environment.

Government land assembly goes back to the early 1950's. When the Federal/ Provincial Partnership started to acquire land for future housing development , many of these holdings, such as Edgeley, Stableford Farm and Malvern , were located in semi-rural areas. Today, this policy is still followed as the Corporation continues to assemble land for future development.

The Malvern Community

One result of this foresight and planning is the 1,704-acre Malvern land assembly in the Borough of Scarborough.

When this acreage was assembled by the Federal/Provincial Partnership, it became a part of a growing land bank. Now ready for development, Malvern will be a balanced community that will contain a mixture of residential, commercial, industrial and recreational uses.

Planning is well under way on the first phase – Neighbourhood Eight. Lots are expected to be available for market in 1971.



EDGELEY - This North York residential community contains clusters of public and private housing that are hard to distinguish one from the other. These are public housing townhouses.

When completed, the Federal/Provincial holding will house about 43,000 persons in 12,000 dwellings, and will have a value estimated at \$330 million.

Land uses at Malvern break down as 830 acres for residential development, 60 for institutional, 40 for commercial, 140 for schools, 151 for parks and open spaces, 300 for collector roads and streets and 180 acres for industrial usage.

Included in the Neighbourhood Eight stage are plans for lots and blocks for 1,360 units ranging from single family detached lots, through town house units to high-rise apartment buildings.

Mortgage Lending

In July, 1969, the administration of Housing Corporation Limited was transferred from the office of the Treasurer of Ontario to that of the Minister of Trade and Development.

The year before a series of meetings had been held with chartered banks. As a result, approximately \$25,000,000 was allocated by the banks to finance dwellings developed on H.O.M.E. Plan lots. Subsequently, a similar sum was made available for the same purpose.

In order to spread such first mortgage money over a greater number of individual mortgages and assist a greater number of buyers, OHC introduced on June 24 a \$50 million second mortgage program for H.O.M.E. lot customers and those buying condominiums sponsored under the H.O.M.E. Plan. Under it, the lending institutions would give a first mortgage of 75 per cent of lending value, OHC would offer a second mortgage at the going NHA rate for 20 per cent, with the result a five per cent down payment would be possible.

As first mortgage financing was not available from traditional lending institutions, the scope of the program was widened in April, 1970, to include primary financing. Since that date, Housing Corporation Limited has committed primary funds for home ownership development in the amount of \$117 million, largely in Metropolitan Toronto.

Housing Corporation Limited is now receiving applications for first mortgages from individuals who are presently leasing lots in H.O.M.E. Plan subdivisions. Consideration will be given to dwellings constructed on privately owned lots provided they fall within the general terms of reference of the H.O.M.E. Plan.

The Corporation is also prepared to consider applications from builders and developers providing, once again, the developments follow the H.O.M.E. Plan criteria.

In every case, mortgages will be granted only where primary financing is not available through approved lending institutions.

Mortgages are available in amounts up to 95 per cent of the lending value at the same rate available under section 40 of The National Housing Act for periods up to 35 years.

Housing Corporation Limited will also handle the mortgage applications when the sale-to-tenant program is initiated shortly.



PARKWAY FOREST - This combination of 300 high-rise apartments and 100 townhouses, north of the Macdonald-Cartier Freeway in North York, sparked public interest in condominium housing.



ETOBICOKE - This 306-unit development on the West Mall was the second high-rise condominium with which OHC was associated.

V CONDOMINIUM

The rapid acceptance of condominium housing in the Metropolitan Toronto area may be seen in the fact that last year at this time OHC was associated with five condominium developments totalling nearly 8,700 dwellings.

A year later, private condominium developments have flourished and the Corporation is now associated with 17 condominium projects that will produce nearly 15,200 dwellings for sale.

At the present time, more than 800 OHC-sponsored condominiums have been completed, 1,913 are under construction, another 7,744 are in the advanced planning stage and the balance are at the preliminary stage.

Excavation has begun on the 1,465-unit first phase of the Chapel Glen condominium development in Don Mills south of Eglinton Avenue and east of the Don Mills Road. A start is also expected soon on the 1,794-unit second phase of the development on the east side of the Don Valley Parkway. The entire development, which will cost about \$78,000,000, will be finished by March, 1973.

OHC's condominium program has been the main thrust of the Corporation's drive to facilitate home ownership in Metropolitan Toronto.

As today's high prices and high down payments put the possibility of owning a detached house beyond the reach of an increasing segment of the population, condominium ownership is being recognized as an attractive alternative.

Although well established in other parts of the world, condominium housing is new to Ontario. The legislation was proclaimed on September 1, 1967, but it was not until the OHC-sponsored 400-unit Parkway Forest development got under way in 1969 that the idea really took hold in the Metropolitan Toronto area.

In brief, the legislation permits the sole ownership of a dwelling within a multiple unit structure while at the same time granting the individual joint ownership in such common use areas as the building's parking and recreational facilities, lawns and corridors.

The legislation also provides for an administrative framework to enable owners to manage the property.

At the outset, OHC kept down payments low by taking a second mortgage position on the land and by limiting the building cost of the structure. In this way, land costs were removed from the down payment and the condominium buyer bought his share of the site on a monthly basis.

The Corporation has since enlarged its involvement in some instances by also providing first mortgage financing through Housing Corporation Limited. This not only permits the construction of much needed housing that has been stalled due to a lack of private mortgage money, but also assures the condominium buyer of mortgage money at an interest rate that does not exceed the going NHA direct lending rate.

A survey of condominium buyers indicates that the majority are in the \$6,000-\$11,000 salary bracket. They earn an average income of \$8,500 and 50 per cent of them commute to the central business district.

Of high-rise and town house condominiums, the latter are the more popular choice. High land costs close to the central core severely restrict town house development within reach of middle income families so that the emphasis has been on high-rise condominium development. The 4,602 condominiums which OHC will develop in conjunction with private firms at Bramalea will all be town houses. A start has been made on the first 1,000 units and the whole development is expected to be completed by 1974.



UNIVERSITY OF TORONTO - Built by Ontario Student Housing Corporation for the University, two high-rise buildings at Charles and Yonge Streets provide self-contained apartments for 713 graduate students and their families.



YORK UNIVERSITY - Married and single students attending the Osgoode Hall Law School are accommodated in these two 17-storey residences built for the University by Ontario Student Housing Corporation.

V1 STUDENT HOUSING

Ontario Student Housing Corporation was established in August, 1966, in order to provide student accommodation for universities and other approved post-secondary institutions.

Developments consist of hostel accommodation for single students and self-contained housing units for married students.

Where families are involved, children's recreational facilities are included in the design concept.

When the accommodation is developed off-campus on land owned by OSHC, a 50-year agreement is drawn up between the Corporation and the university. At the end of that period, the land and the buildings revert to the Corporation.

On university-owned land, the buildings revert to the institution at the lease expiry date.

OSHC has now completed 6,046 units of which 1,065 of these are located in Metropolitan Toronto.

Some 713 units for married students have been built for the University of Toronto and are located in two 20-storey buildings on Charles and St. Mary's Streets. These are under the management of OSHC.

At York University, 352 married and single students occupy two 17-storey buildings on the university campus.

A further 278 units, intended for single students, are under development at York.

In January, 1970, Central Mortgage and Housing Corporation informed the Ontario Department of University Affairs that \$10 million would be available for student housing in 1970.

Because this sum of money was not sufficient to cover OSHC's projected building program for 1970, it was decided that priorities would be established by the Department of University Affairs. As a result, the number of residential units that had been planned for certain universities was reduced or cancelled.

Among those cancelled was a 520-unit project for single students planned for Ryerson Polytechnical Institute.

OSHC has a total of 10,420 student housing units that either completed, under construction or under development at 11 universities and in 10 different communities.



CHAPEL GLEN - These six-storey Stratawalk condominium buildings will be composed of three tiers of two-storey townhouses, each with its own terrace and outside entrance.

V11 SYSTEM BUILDING

A study which could put Ontario in the forefront of system building was commissioned by the Corporation last October. Peter Barnard Consulting Engineer Limited, a Toronto firm, was engaged to carry out the study of system building in North America and abroad.

Well established in Europe, where it developed in response to building industry problems, system building is gaining acceptance in North America as a means of stabilizing building costs.

Demanding a high degree of managerial and marketing skills, a feature of system building is the factory production of large-sized building components which are assembled at the construction site by construction workers.

Dr. Peter Barnard's final report to OHC's Board of Directors is due in August.

The first major application of system building at an OHC development will occur at the Chapel Glen condominium development in the production of 1,465 dwellings for sale.

Modular Precast Developments (York) Limited, a consortium of five major Toronto developers, will use the British Wates precast concrete system at Chapel Glen.

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REPORT BY

ONTARIO HOUSING CORPORATION

TO

THE SOCIAL SERVICES AND HOUSING COMMITTEE

OF THE COUNCIL OF

THE MUNICIPALITY OF METROPOLITAN TORONTO

FOR THE YEAR 1971

February 24, 1972

TABLE OF CONTENTS

		<u>Page</u>
I	INTRODUCTION AND SUMMARY	1
II	HOUSING DEVELOPMENT PROGRAM	4
III	HOUSING REGISTRY OF METROPOLITAN TORONTO..	10
IV	COMMUNITY RELATIONS, SOCIAL AND RECREATIONAL FACILITIES.....	12
V	ITEMS OF SPECIAL INTEREST	17
VI	STUDENT HOUSING	24
VII	LAND DEVELOPMENT	25
VIII	CONDOMINIUM	30



AWARD WINNER – This senior citizens apartment building in Newmarket was one of three OHC and OSHC projects which won Canadian Housing Design Council awards last year in competition with buildings in the private sector.

1 INTRODUCTION AND SUMMARY

This report covers the activities of Ontario Housing Corporation in Metropolitan Toronto during 1971. OHC's major programs in this municipality centre around the provision of family housing on a rent-geared-to-income basis and the development of land for the leasing of serviced lots under the Home Ownership Made Easy (H.O.M.E.) Plan. In this regard, 1971 was a highly successful year as the Corporation:

- exceeded its target of 4,000 annual starts by 57 per cent by starting 6,271 rent-to-income units;
- acquired 464 rent supplement units in the private rental sector;
- leased 297 single and semi-detached building lots in Etobicoke;
- commenced servicing the first 167 acres of the Malvern land assembly where construction will begin on 650 dwellings this summer. As well, the remaining 17 single lots in Stableford Farm in Scarborough are currently advertised for lease.

Based on the Paterson Study of Housing Needs, your committee recommended on June 12, 1969, that the need of those eligible for public housing would be 35,000 dwelling units for the period 1971 to 1981, or 3,500 units each year. Your committee subsequently increased this request to 4,000 units a year.

OHC accepted this challenge based on two constraints -- availability of federal funds which the Corporation borrows for its capital investment and the availability of properly serviced and suitable sites. In regard to the former, it is our expectation that funds will be available from the Federal Government in at least the same quantity this year as was the case in 1971. However, as was reported to you last November 18, Metropolitan Toronto's assistance in the finding of suitable serviced sites would be greatly appreciated.

At year-end, OHC had 19,185 rental units under administration in Metropolitan Toronto and 5,790 are occupied by persons 60 years and over. As well, there are 6,998 units under construction and 2,688 in the pre-construction stage. This gives Metropolitan Toronto a total housing program of 28,871 units. The overall family and senior citizen program of the Corporation in the province totaled 67,808 units at year-end.

The first annual report of the Housing Registry for Metropolitan Toronto, since the responsibility for which was turned over to OHC, indicates there are 19,226 applicants on the waiting list, of which 4,114 were from senior citizens.

Of particular interest to the Social Services and Housing Committee, which made a suggestion in this regard last year, is OHC's Design Competition 1972. When registration closed, some 228 competitors had officially indicated an interest. Nearly \$40,000 in prize money is being offered by OHC for up to five innovative low-rise housing designs for larger families. The intent of the competition is to seek some solutions for family living in urban centres at a lower density than high-rise apartments. Judging of the entries will begin March 27, 1972.

Included in the report is an outline of the extensive community relations, social and recreational activities undertaken in 1971 which illustrates our concern with the quality of life of our residents.

During the year, OHC was the recipient of three Canadian Housing Design Council awards for excellence. One of the winners was the 713-unit student residence at Yonge and Charles Streets; the other was the Edgeley project in the Borough of North York.

Finally, as part of OHC's extensive involvement in the provision of home ownership for middle income families, it has been associated with the financing of 10,000 condominium dwelling starts in the Metropolitan Toronto area. Fortunately, an adequate supply of this type of housing is available to residents of Metropolitan Toronto.



EDGELEY - Located in North York, these OHC townhouses won a 1971 Canadian Housing Design Council award.

RENTAL HOUSING DIVISION

11 HOUSING DEVELOPMENT PROGRAM

Ontario Housing Corporation's rent-geared-to-income family housing portfolio in Metropolitan Toronto consisted of 28,871 family dwellings under management, construction or development on December 31, 1971. At that date there were 19,185 dwellings under management, 6,998 under construction and 2,688 under development. Of those under construction, approximately 6,000 are expected to be completed this year.

In Metropolitan Toronto OHC continues to be faced with high land costs and an acute shortage of suitable serviced or zoned land. These factors limit the type and location of development which can be undertaken. Despite these constraints the Corporation has tried to spread its developments throughout the city and the neighbouring boroughs on a relatively even basis. At the present time, OHC has housing under management, under construction or under development at some 123 locations in Metropolitan Toronto.

Table 1 on page 6 shows the distribution of the 28,871 units by municipality. The City of Toronto's share of OHC dwellings at all stages amounts to one-third while the Boroughs of North York, Scarborough and Etobicoke account for 24.1, 29.5 and 8.4 per cent, respectively. York and East York account for 8.1 and 1 per cent.

A major factor in the success of OHC's program in Metro can be attributed to the development approval procedure which was established by the Municipality of Metropolitan Toronto. An essential element in this process is the Metro Housing Advisory Committee through which all proposed projects are cleared and which relates in turn to the municipalities and local Boards of Education when reviewing these projects. The Committee membership includes the Metro Commissioner of Planning, the Commissioner of Housing and representatives of the Metro Public and Separate School Boards. If OHC is to attain the goals established by Metro, it is essential that the existing working arrangements be maintained and strengthened.

TABLE 1

DISTRIBUTION OF ONTARIO HOUSING
UNITS IN METROPOLITAN TORONTO
AS AT DECEMBER 31, 1971

	Population, 1971	Total OHC Units in All Stages	Percentage of Total	Units per 1,000 Population
Toronto	698,634	9,490	32.9	13.6
North York	504,453	6,949	24.1	13.8
Scarborough	332,118	8,526	29.5	25.6
Etobicoke	282,244	2,416	8.4	8.6
York	147,062	1,186	4.1	8.1
East York	104,919	304	1.0	2.9
Metropolitan Toronto	2,069,430	28,871	100.0	14.0

Source: Statistics Canada, 1971 Census of Canada

TABLE 11

SUMMARY OF ONTARIO HOUSING UNITS
IN METROPOLITAN TORONTO BY MUNICIPALITY
AS AT DECEMBER 31, 1971

	Under Management No.	%	Under Construction No.	%	Under Development No.	%	Total	%
Toronto	7,837	40.9	1,485	21.2	168	6.3	9,490	32.9
North York	4,571	23.8	1,241	17.7	1,137	42.2	6,949	24.1
Scarborough	3,920	20.4	3,749	53.7	857	31.9	8,526	29.5
Etobicoke	1,652	8.6	238	3.4	526	19.6	2,416	8.4
York	901	4.7	285	4.0	-	-	1,186	4.1
East York	304	1.6	-	-	-	-	304	1.0
Metropolitan Toronto	19,185	100.0	6,998*	100.0	2,688	100.0	28,871	100.0

* Includes 331 hostel-type units for single women. See Table 111

TABLE 111

SUMMARY OF ONTARIO HOUSING UNITS
IN METROPOLITAN TORONTO BY BEDROOMS
AS AT DECEMBER 31, 1971

	Under Management No.	%	Under Construction No.	%	Under Development No.	%	Total	%
Bachelor	951	5.0	495	7.4	-	-	1,446	5.1
1-bedroom	4,374	22.8	2,845	42.7	-	-	7,219	25.3
2-bedroom	6,028	31.4	2,835	42.5	637	23.7	9,500	33.3
3-bedroom	6,274	32.7	429	6.4	1,185	44.1	7,888	27.6
4-bedroom	1,146	6.0	59	1.0	761	28.3	1,966	6.9
5-bedroom	412	2.1	4	-	105	3.9	521	1.8
Metropolitan Toronto	19,185	100.0	6,667*	100.0	2,688	100.0	28,540*	100.0

*Not including 331 single women's hostel units under construction at Church and Granby Streets, in the City of Toronto. These are to be managed, operated and administered by the Young Women's Christian Association in agreement with OHC.

TABLE 1V
SOURCE OF ONTARIO HOUSING UNITS
IN METROPOLITAN TORONTO
1964 - 1971

	Taken Over	Purchase of Existing Dwellings	New Dwellings Completed by OHC	Total
1964	2,310*	-	-	2,310
1965	-	1,029	58	1,087
1966	-	1,371	287	1,658
1967	-	372	1,095	1,467
1968	-	5	1,577	1,582
1969	2,761**	219	3,867	6,847
1970	-	128	1,693	1,821
1971	-	-	2,413	2,413
Under Management December 31, 1971	5,071	3,124	10,990	19,185

* Federal-Provincial Partnership

** Toronto Housing Authority

111 HOUSING REGISTRY OF METROPOLITAN TORONTO

As of January 1, 1971, the Housing Registry was transferred from City Hall to Ontario Housing Corporation at 101 Bloor Street West and a program of up-dating every application on file was undertaken. Since that time OHC has continually recorded changes in applications on file and has published quarterly reports on the status of these applications.

The following are the major trends in application during 1971.

1. Active applications as of December 31, 1971 were 19,226, of which 15,112 were from families and 4,114 were from adults over 60 years of age. This total of 19,226 compares with 18,481 applications as of September 30, 1971.
2. Distribution of applications by municipality of residence and preference remained fairly constant over the four quarters of 1971. Approximately 50 per cent of the applicants reside and prefer to reside in the City of Toronto. North York and Scarborough each accounts for approximately 15 per cent of all applications.
3. Requirements by bedroom size also remained relatively constant during the year, with approximately 67 per cent of applicants requiring two or fewer bedrooms and approximately 33 per cent requiring three or more bedrooms.

4. Distribution of applicants by source of income was also quite steady, with 55 per cent receiving income from employment and almost one-quarter from Welfare or Mother's Allowance, while the balance had income from workmen's compensation, pension and other sources.
5. About one-half of all family applicants have monthly incomes of less than \$300. It is interesting to note that 8.4 per cent of family applicants have incomes of \$500 - \$600 per month, and 5.4 per cent have incomes exceeding \$600 per month.



SING-A-LONG - Two university students working in OHC's summer recreation program for tenant children and teens lead a crowd of youngsters in song at the Corporation's Humber Boulevard development.

IV COMMUNITY RELATIONS, SOCIAL AND RECREATIONAL FACILITIES

OHC's increasing concern for the well-being of its tenants gained a greater emphasis a year ago with the formal establishment of the Community Relations Branch.

The Branch plays a major role in promoting the Corporation's growing involvement with tenants, tenant groups and the community at large. This includes home visits to give aid and advice where it is requested, recreation programs for adults and children, aiding other OHC Branches in planning and developing recreational and community facilities, and no fewer than 400 meetings with tenant associations.

An important step was the recent appointment of a full-time co-ordinator of recreational programming, Harry Pasternak, a University of Toronto graduate in physical and health education and former athletics director at Humber College. His duties include researching the entire field of leisure-time activities and facilities, designing programs and aiding tenants and tenant associations in carrying them out.

As many of our recreation programs in Metro are supervised by borough and city parks and recreation departments or various social agencies, he will also act as a liaison between these groups and OHC. The establishment of this position is considered to be an innovation by authorities in the private and public sectors alike.

Last month nine community college students and one Ryerson Polytechnical Institute student were included in the Branch's student recreational program for tenant children and teenagers. The community college and Ryerson students are not paid, but instead have their work evaluated and receive credits in their courses, which include social sciences and human relations.

OHC began this recreational program last summer at four Metro projects. College and university students were hired to develop recreational programs, take children and youths on field trips and operate teen drop-in centres. It was so successful it was extended into the winter months and there are now seven paid students working evenings and weekends.

The mainstay of the Branch is its community relations officers, (CRO's), which have increased in number by 50 per cent in the past year to 28 working in projects in Metro and another 12 in other municipalities.

Through regular home visits, they help tenants with problems, direct tenants to appropriate social agencies, tell them about local schools, churches, shopping and recreational facilities. In short, the CRO's get involved and help our tenants get involved with their communities and, as a result, OHC is enjoying an increasingly healthy rapport with and response from the people it serves.

To improve this dialogue, OHC is embarking on a scheme to help tenant associations set up a tenant advisory committee in each of our eight districts in Metro. On each committee will be a representative of every tenant association in a district, usually numbering between 10 and 12.

On a regular basis, likely about once a month, these committees will meet with their OHC district manager and other senior personnel to make suggestions and discuss items of common interest. It is hoped that in this way OHC and its tenants will be able to work things out together rather than facing problems often resulting from a lack of communication.

In addition, a "task force" of senior Corporation officials has been involved in a number of policy sessions with tenants, and other OHC staff members have been organizing a series of meetings called "This Business of Living".

The Federal Government's 1970 agreement to lend funds for social and recreational facilities in public housing was seen as a major breakthrough by OHC and has led to a flurry of activity at OHC projects.

The Corporation is not only including and equipping these amenities at new projects, but is busy adding them to and upgrading its older developments. Included in this program are recreation rooms, day-care and nursery facilities, teen drop-in centres, playgrounds and tot-lots, skating rinks, wading pools and, at the very largest projects, swimming pools.

In conjunction with this, OHC is also adding to and upgrading landscaping at older projects, planting trees, providing benches, privacy screens, and the like. During the past year, these improvements have been or are being completed at no less than 45 projects in Metro on a small or medium scale, costing up to \$50,000 at each project.

Improvements on a large scale are underway at Alexandra Park, Humber Boulevard, Flemington Park, Regent Park, Thistletown and Yorkwoods.

On an equally large scale, new community centres are planned for Alexandra Park, Edgeley Village, O'Connor Drive, Regent Park and Thistletown. Financing for these has not yet been approved by OHC's funding partner, Central Mortgage and Housing Corporation, and, therefore, no final details or estimated costs can be given.

At Regent Park, Alexandra Park, Thistletown and O'Connor Drive, OHC instituted technical steering committees to determine the extent, make-up and design of the redevelopment improvements. On these committees are representatives of the tenants, municipal parks and recreation departments, the private sector, CMHC and OHC.

The largest of OHC's improvement programs is at Regent Park where the first phase of a five-year, \$4 million scheme is well under way.

Two skating rinks and change facilities are now in operation and, earlier this month, tenders were called for the construction of a swimming pool and pavilion. The pool, to be 88 by 82 feet, will be surrounded by a 10,000-square-foot deck area and almost 8,000 square feet of enclosed change rooms, showers and offices.

The pool, as well as the rinks, will be operated by the Toronto Parks and Recreation Department and will be available for the use of other OHC tenants and residents of the surrounding community.



COMMUNITY GUARDIAN officer chats with a group of young people at OHC's Don Mount Court. These security men have great success in stopping trouble before it starts, rather than merely investigating after it happens.

V ITEMS OF SPECIAL INTEREST

COMMUNITY GUARDIANS

This service began November 22, 1970, with 30 field personnel, supported by five complaint desk officers, operating on a 24-hour-a-day basis. The complaint desk is the communications centre for the field personnel and is of prime importance in providing immediate and, when necessary, emergency service for tenants of OHC.

During the first months of operation, service was provided for 11 projects with 4,470 units. Through the year, this grew to a total of 18 projects and 7,151 units. Simultaneously, field personnel grew to a total of 54 project officers and supervisors.

In the first 12 months of operation, the project officers were involved in dealing with 12,990 incidents, of which 2,941 were classified as serious occurrences. Of the 12,990 incidents, approximately one-third were related to disturbances complained of by the tenants and resolved by the project officers in the field.

The non-security aspects form an integral part of the efforts of the project officers in the field. The efforts of these officers in the social aspects of their responsibility relate to and form the greater part of the preventive effort relative to "hard" security. In essence, the non-security effort lays the ground work for the development of credibility, trust and respect, which the project officers appear to enjoy in the various communities in which they work. This is apparent in the assistance and co-operation which they now receive from the tenants in the course of their day-to-day duties.

The project officers, by reason of their background and training, are able to assist many individuals and families in their daily "non-enforcement" contacts with both youth and adults.

Generally speaking, there has been a slow but steady improvement in the conditions that existed at the inception of this service. Communications with both adult tenants and youths have improved correspondingly. This is not to say there have not been problems, but, hopefully, such problems are being overcome.

It is assumed that the success of this operation is indicated in the fact that other projects have requested the services of Community Guardian Company Limited.

SENIOR CITIZENS IN METROPOLITAN TORONTO

Following the recommendation of the Council of Metropolitan Toronto that Ontario Housing Corporation consider assuming the responsibility of providing this type of housing locally, Metropolitan Toronto staff have discussed with OHC the possibility of such a change in the arrangement for senior citizen housing. OHC is awaiting proposals in this regard from the municipality.

RENT SUPPLEMENT

During the course of the year, OHC invited Metropolitan Toronto landlords with vacant family accommodation to participate in providing 500 units in its rent supplement program.

Under this program, which is designed to supplement OHC's construction activities, OHC leases family housing units from landlords at market rents. The rents paid by those tenants selected from the waiting list of public housing applicants are based on their income and OHC pays the difference between that rent and the rent agreed to by the landlord.

The rental agreements between OHC and the landlords are for a period of three to five years. The subsidy involved is shared 50 per cent by Ottawa, $42\frac{1}{2}$ per cent by the Provincial Government and $7\frac{1}{2}$ per cent by Metropolitan Toronto. At year-end some 464 units had been leased.

INNOVATIVE HOUSING DESIGN COMPETITION

Of particular interest to this committee, as it is partly in response to a committee resolution calling for the development of innovative or prototype housing, is the design competition which was announced in December by the Honourable Allan Grossman, minister responsible for OHC. Nearly \$40,000 in prize money is being offered by OHC for up to five innovative housing designs for larger families. It is anticipated that one or more of the designs will be developed to the construction stage. OHC is seeking a fresh approach to low-rise multiple housing for larger families -- one which provides the advantages of land use and privacy comparable to single family housing.

Each unit, for example, must have a private entrance, adjacent parking and private yard space. OHC hopes the competition will provide some socially acceptable design solutions which could be incorporated into OHC's home ownership and rental housing programs.

A jury of five will select up to five designs in the initial stage and each successful competitor will be awarded a prize of \$2,500. Judging of the designs is scheduled for March 27.

In the second stage of the competition, the successful design competitors will assemble their own development teams to produce documents and establish cost and time data for the construction of a 10-unit prototype project. Each development team will be awarded \$5,000 on submission of a firm bid proposal.

The development teams will be working on the assumption that the final project design will provide 80 housing units on four acres of land supplied by OHC. The three-bedroom units are to cost a maximum of \$15,000 exclusive of land, site development and administrative costs. The price limit for the four-bedroom units is \$16,000 and the five-bedroom units are to cost a maximum of \$17,000.

In the third and final stage of the program, OHC may order the construction of one or more of the designs. The successful team or teams will be awarded the costs of the projects they build for OHC. At the close of registration, 228 competitors had been officially registered. The bulk of the competitors were from Ontario but a substantial number of entries came from Vancouver, Edmonton, Winnipeg and Montreal with three from the U.S.A.

OHC is keenly interested in the discussions which have taken place under the leadership of Committee Chairman, Controller Paul Godfrey of North York, in regard to the availability of serviced sites in Metropolitan Toronto for these innovative projects.

NEW DISTRICT ORGANIZATION

As reported at the November 18, 1971 meeting of the Committee, property management administration throughout Metropolitan Toronto has been decentralized into eight districts. Each district comprises approximately 2,500 housing units. These districts replace the former East and West Region property management arrangement.

The change was carried out in the expectation that it would not only bring about increased efficiency in the day-to-day operation, but will also provide a greater personalized service to tenants and their organizations, social agencies, local groups and municipal officials.

In the short time the new districts have been in operation, considerable improvement has been observed. An increased and more meaningful communication has been established between management and tenant families with a corresponding reduction in complaints to the head office.

Half of the tenant requests for maintenance service are now raised at the district level and almost 100 per cent of the administrative calls made during office hours are going directly to the districts.





STUDENT APARTMENTS – Ontario Student Housing Corporation's residence for married students at Yonge and Charles Streets also won an award from the Canadian Housing Design Council.

V1 STUDENT HOUSING

Since its inception in 1966, Ontario Student Housing Corporation has helped to provide student residences for one community college and 11 universities throughout the Province of Ontario.

Of the 12,744 beds and units already occupied, or under construction or development, 1,850 are in the Metro area.

OSHC has been involved in the development of two high-rise apartment towers, located at Charles and Yonge Streets, for 713 married, graduate students of Toronto University. On the York University campus there are three OSHC residences which provide accommodation for 352 married students and 281 single students.

In the fall of 1971, OSHC was advised by the Department of Colleges and Universities that 250-bed, single student residences for both Erindale and Scarborough Colleges of Toronto University were included among the top three priority projects for 1972.

The Corporation is presently discussing these two building developments with the Users' Committee and the Physical Plant staff at the two colleges concerned. Present plans call for the commencement of construction during 1972 and for completion during 1973.



MALVERN - Power shovel in the snow symbolizes beginning of the giant development in Scarborough. OHC has invited builders' proposals for the first 650 dwellings and construction is expected to begin in July.

HOME OWNERSHIP DIVISION

V11 LAND DEVELOPMENT

On February 16, Ontario Housing Corporation invited builders to submit proposals for the construction of the first 650 dwellings to be built for sale on leased land at the Malvern land assembly in Scarborough. Within a week, more than 225 builders had responded to the advertisements by picking up proposal documents.

Assembly of the Malvern land by the Federal and Provincial Governments commenced in 1953 but its development for housing became feasible only upon the extension of trunk services to that area of Scarborough.

Installation of the underground services in Phase 1 by OHC is nearing completion and tenders have been called for the first road construction which should be sufficiently advanced to permit a housing construction start by July.

The first housing, consisting of 354 single family units, 156 semi-detached houses and 140 street townhouses, will be built north of Sheppard Avenue and west of Neilson Road.

The single family houses will be built on lots with 43, 46 and 50-foot frontages; the semi-detached houses on lots with 30 and 35-foot frontages. House prices generally will be within the limits of OHC's Home Ownership Made Easy (H.O.M.E.) Plan but because Scarborough zoning regulations set minimum floor areas of 1,100 and 1,200 square feet for the 46 and 50-foot lots, the price limits, exclusive of land and financial expenses, have been increased to permit the construction of larger dwellings on these lots up to a maximum price of \$20,000 for a five-bedroom house.

Monthly land lease payments will range from \$30 to \$58. The lots are being offered on a 50-year lease but the house buyer has the option of buying his land anytime after the first five years and the price he pays will be the market price at the date the lease commenced.

Depending upon the prevailing mortgage interest rates, the type of mortgage arrangement he makes, and the type of lot he selects, the purchaser of a three-bedroom dwelling at Malvern will pay about \$190 to \$240 monthly. Down payments will be in the vicinity of five per cent of the house price.

Builders must submit their Malvern proposals to OHC by March 10. It is expected that following an evaluation and selection of the design proposals, the names of the successful builders will be announced by the end of April.

Following a procedure which has worked successfully for OHC lot offerings at Brampton and Thistletown, persons who are interested in buying a Malvern house will deal directly with the builder of their choice.

Land for an additional 673 multiple units in the northern portion of Malvern's first phase will be offered at a later date.

It is expected that tenders will be called later this year for the underground servicing of the second phase, that portion of land south of the first neighborhood between Sheppard Avenue and Highway 401.

The Federal/Provincial land assembly at Malvern extends from Highway 401 to Finch Avenue and from a point east of Morningside Avenue to Tapscott Road on the west. Malvern's 12 neighborhoods will eventually contain 12,000 dwellings, providing housing accommodation for about 43,000 persons. It is expected that development of the land assembly will be extended over a 10-year period.

STABLEFORD FARM

Included in the Malvern proposal call was a parcel of 17 single family lots in Stableford Farm, a Federal/Provincial land assembly lying south of Ellesmere Road and west of Orton Park Road.

These 50-foot lots, together with three blocks of land which will accommodate about 430 multiple units, represent the final phase of the Stableford Farm development. The installation of services is nearing completion and the 17 single family lots will likely be available for construction one month in advance of the Malvern lots.

Because of the minimum floor area requirements, the Stableford Farm houses must not exceed \$18,000, \$19,000 and \$20,000 in price, depending upon the number of bedrooms they contain. The lots will lease for \$67 monthly.

An 18th lot was allocated earlier to the Toronto Home Builders Association for a house building demonstration project by building trades students attending Winston Churchill Collegiate. The four-bedroom house is nearing completion.

It is anticipated that the three blocks for multiple housing will be available for proposals this fall.

THISTLETOWN

OHC's initial offering of leased lots in Metropolitan Toronto occurred last summer when builder proposals were invited for the construction of 297 houses on single and semi-detached lots on both sides of Finch Avenue, east of Highway 27, in the Thistletown area of Etobicoke.

A total of 66 builders submitted 123 proposals and 15 were selected by October. House prices were limited to \$15,000, \$16,000 and \$17,000. The lots, which had frontages ranging from 35 to 60 feet, were available for lease payments ranging from \$38 to \$50 monthly based on serviced lot prices from \$5,250 to \$6,840.

The houses were quickly purchased by the public and many are now in the final stages of completion.

A survey of 113 Thistle town purchasers who have mortgages under the Ontario Guaranteed Mortgage Loan Program shows that their average age is between 33 and 35.

Most purchasers have two or three children and, almost without exception, they were renting their previous housing. In over 90 per cent of the cases, the minimum five per cent down payment was made. The bulk of their salaries were in the \$7,500 to \$10,000 range.

Five blocks of Thistle town land, zoned to accommodate approximately 430 multiple housing units, are available for development at a later date.



CONDOMINIUM - One of three buildings at York Mills Road and Victoria Park Avenue that will provide 374 units selling for \$16,800 to \$22,900. OHC supplied first-mortgage financing.

V111 CONDOMINIUM

OHC has played a major role in the development of condominium housing. At the end of 1971, the Corporation had been associated with a cumulative total of some 10,000 dwelling starts of this type in the Metropolitan Toronto.

In 1971, OHC provided financing for 4,322 starts in the municipality, 3,010 of these through direct loans and 1,312 by joint loans with private lenders under the Guaranteed Mortgage Loan Program.

Condominium apartments and townhouses offer a lower cost option to the home purchaser than do most single and semi-detached dwellings in the same area. Savings, especially in land cost, are achieved by multiple-unit construction. The purchaser holds full title to his individual dwelling unit and shares an interest in and responsibility for the common elements. In addition to lower cost, condominium can offer the purchaser greater locational choice and a different life style, compared to conventional ownership dwellings.

OHC price guidelines, low-interest second mortgages and provision for guaranteed first mortgage loans contribute to moderate the cost of this form of home ownership.

OHC staff architects require standards for construction and materials that exceed the present general level of standards in Ontario and OHC construction inspectors enforce these standards. Dwellings financed by OHC must meet the requirements of the National Building Code, the Canadian Code of Residential Construction, the municipal building code, and OHC's condominium standards, whichever are the higher.

Condominiums, like all other residential developments, are subject to municipal land-use planning and zoning provisions dealing with crowding, traffic congestion and other such problems.

OHC requires the developer to arrange for the management of his own product. This involves the execution of a five-year agreement between the developer (or his designated management agency) and the condominium corporation specifying a management fee approved by OHC. The Corporation now requires ratification of this agreement by the condominium Board of Directors after the first year's operation. It is felt that the five-year period is required to work out some type of continuity to establish management, budgetary and by-law enforcement techniques. In due course, management personnel are expected to develop a sophisticated understanding of the special relationship between the non-owner manager and owner-users as represented by their elected Board of Directors.

These Boards are often assisted by solicitors who are knowledgeable about condominiums. At the end of the five years, the Board, with the approval of the first mortgagee (which may exercise proxy voting rights within the condominium corporation) may choose some other management agency. The management agency is thus accountable to the first mortgagee and to the mortgagors for the duration of the agreement.

OHC endorses certain activities being carried out by business, government and professional groups to provide greater protection for the condominium purchaser. These groups include the Joint Condominium Committee (made up of the Urban Development Institute, the Toronto Home Builders' Association, major lenders, Central Mortgage and Housing Corporation and Ontario Housing Corporation), the Law Society of Upper Canada and the Ontario Condominium Association. These activities are directed toward:

1. Standardization of all condominium documentation to make it easier for purchasers, lawyers and builders to review and analyze any set of condominium documents.
2. The holding of special sessions and workshops for the legal profession and the public to acquaint them with the techniques of condominium administration and involvement in condominium living.

3. The preparation of recommendations for a "trust" or "escrow" device to fully protect the down payment of a house purchaser on an unregistered condominium project. (Some developers now guarantee protection of the down payment.)

The Condominium Act, which is administered by the Department of Justice, is now being reviewed in light of the experience with this new form of tenure gained by the housing industry in the past few years.

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REPORT TO THE MUNICIPALITY OF
METROPOLITAN TORONTO 1972

ONTARIO HOUSING CORPORATION



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REPORT OF
ONTARIO HOUSING CORPORATION
TO
THE SOCIAL SERVICES AND HOUSING COMMITTEE
OF THE COUNCIL OF
THE MUNICIPALITY OF METROPOLITAN TORONTO
FOR THE YEAR 1972

February 22, 1973

TABLE OF CONTENTS

	<u>Page</u>
I Introduction	1
II Family Housing Development	
1. Sites and Ratepayer Concern	6
2. Rent Supplement Program	10
3. Hydro Block Redevelopment	11
III Family Housing Management	
1. Reorganization into 10 Districts	15
2. Tenant Advisory Committees	18
3. Community Relations	19
4. Housing Registry	22
5. Summary of Applications	24
6. Introduction of Applicant Representatives	26
7. Upgrading of Social and Recreational Facilities	28
8. Dunn Avenue Development - Parkdale Tenants Association	30
9. New Directions in Public Housing Management	31
IV Land Development	
1. Malvern and Stableford Farms	36
2. Thistletown	39
V Other H.O.M.E. Programs in Metro	
1. Ontario Student Housing Corporation	40
2. OHC Design Competition '72	41
3. Condominium Activities	44

Appendices



FUTURISTIC - An innovative condominium building, Edgeley in the Village, in North York was designed by Toronto architect, Irving Grossman.

I INTRODUCTION

With the formation of Ontario Housing Corporation in the summer of 1964, the responsibility for providing family housing in Metropolitan Toronto was assumed from the Metropolitan Toronto Housing Authority. Subsequently in 1969, the Toronto Housing Authority became inactive and its assets were incorporated in OHC's portfolio. Metro continued to be responsible for housing senior citizens. During the intervening years, OHC introduced a number of its other programs into Metro, including lot leasing, student housing, condominium development and the rent supplement program.

The original request for family housing by Metro was made in 1965 and called for the development of a minimum of 8,500 units. On June 30, 1967, OHC was asked not to reduce or curtail its program of family housing although the original target of 8,500 units was exceeded by units approved or built to that date. As the result of a 1969 jointly-sponsored study entitled, "The Paterson Study of Housing Needs", a new request was initiated by Metro for the period 1971 to 1981. Based on the Paterson findings, it was recommended by Metro's planning staff that the total family housing need for those eligible for public housing would be in the nature of 35,000 dwelling units in the above period -- or some 3,500 units each year.

At the time this request was made, OHC indicated it was in basic agreement with the estimate. This request was subsequently increased to 4,000 units a year. At the time OHC accepted this target, it was pointed out that the corporation's ability to develop that volume of housing would be determined by disciplines imposed by the Federal Government in terms of financing and guidelines and by the availability of suitably serviced sites within the community. It will become apparent in the reading of this report that the lack of acceptable sites for family housing developments is proving to be a major constraint on the housing development program in Metro.

Notwithstanding this constraint, OHC's Metro family housing program as of December 31, 1972, stood at 29,341 units under management, construction or development. In addition, 331 units are being developed in co-operation with the Y.W.C.A.

This housing portfolio constitutes some 57.4 per cent of the corporation's total provincial program of 50,736 family units, giving Metro one of the highest ratios of family public housing per capita of any major metropolitan area in Canada. The above totals include 2,761 units previously administered by the Toronto Housing Authority and 2,310 administered by the Metropolitan Toronto Housing Authority.

This accommodation is providing rent-geared-to-income housing for some 71,000 persons as of the last population count in mid-1972. Of this total program some 7,976 units are either under construction or in the pre-construction stages.

For the years 1971 and 1972, OHC's target in Metro was to develop 8,000 family housing units. In these two years, 7,337 units were started, commitments were given for 1,074 private rental units under the rent supplement program, and 141 were purchased for a total of 8,552 units.

In the past year serious difficulties have been encountered with the construction program where there were 1,066 OHC starts compared with 6,271 starts in 1971. This can be traced in the main to the growing scarcity of sites and increased ratepayer opposition. Partially offsetting this has been the increased acceptance of the corporation's rent supplement program under which units are obtained from private landlords and allocated to applicants selected from the waiting list. Their rent is based on the geared-to-income rental scale with the difference between the rent paid by the tenant and the rent for the dwelling shared 50 per cent federally, 42.5 per cent provincially and 7.5 per cent municipally.

In an area growing as rapidly as Metro, it would be unwise to bank too heavily on meeting a substantial portion of housing demand from existing units. While the rent supplement program has very positive aspects, such as developing greater integration of subsidized families into the community, it does not necessarily produce new housing units. It has been estimated Ontario will need about a million new housing units in the current decade and 75 per cent will be required within a 100-mile radius of Toronto.

In the year ahead, OHC will seek to supplement its housing portfolio with two proposed new programs which will incorporate the positive aspects of both new construction and the integration achieved by rent supplement.

The first will be private-sector development and management of public housing. Under this program, the government will finance or assist in the financing of private development in return for the provision on a long-term lease basis of a percentage of the units which would then be allocated on a rent-geared-to-income basis to families on the housing waiting list.

The second program will consist of OHC purchasing a number of houses to be sold in each subdivision under the lease-lot program. These houses will come under the rental housing division to assist OHC to meet the needs in the three to five-bedroom categories. The siting of these homes will be on a scattered basis in most cases and they will be constructed to the same designs and specifications as all other houses built in the subdivision. These sites will not be identified in allocations of lots to builders. The upkeep of the houses, other than major repairs, will be carried out by the tenants, who will be paying rent based on income.

While these programs, together with the rent supplement scheme, will assist us in providing the requested 4,000 units annually, greater assistance in the provision of sites will be required from Metro and the boroughs if this target is to be reached each year.



ATTRACTIVE SETTING - These split-level townhouses located on a ravine in North York will be part of OHC's family housing portfolio.

II FAMILY HOUSING DEVELOPMENT

1. SITES AND RATEPAYER CONCERN

As mentioned in the introduction, Metro has asked OHC to provide annually 4,000 rental housing units for families of low income. In the continuing program to satisfy that goal, the corporation issued a proposal call on January 24, 1972. The proposals were to be located on suitably zoned sites.

When the call closed last March, OHC had received 36 submissions for a total of approximately 8,400 units. As was expected some 75 per cent were located in Scarborough, North York and Etobicoke, with 35 per cent in Scarborough alone.

Following a review of the proposals by OHC and Metro's Housing Advisory Committee, the corporation entered into negotiations with 15 proponents who had submitted proposals for approximately 3,400 units. Of that total, OHC is currently proceeding with only 1,987 units in six proposed projects. The low yield of acceptable proposals in relation to the large response to the call is attributable to several factors.

The first, and perhaps most obvious cause of the low number of acceptable proposals is the growing scarcity of suitable sites in terms of zoning, location and price. In the Boroughs of York and East York and in the City of Toronto, residential areas are almost completely built up and virtually all new construction involves the demolition of existing structures. In the Borough of Etobicoke, the council has expressed the wish that OHC not build more units north of Highway 401.

Suitable parcels in southern Etobicoke are scarce and, hence, expensive. In the Borough of North York, housing proposals received in the latter part of 1971 in the Steeles Avenue/Don Mills Road area were not proceeded with due to ratepayer opposition. The proposed sites were some of the last remaining residencially zoned parcels in that borough. In the Borough of Scarborough, sites are available, but each proposal is met with growing opposition from ratepayers and their representatives. Apart from Toronto, the corporation's largest portfolio of public housing is in Scarborough.

On the question of cost, OHC is faced with rising construction and land prices evident in both public and private housing in Metro. For example, the cost of larger three, four and five-bedroom row housing units, for which there is a great need, has been as high as \$26,000 for land and building in proposals to OHC and will likely be higher this year. This also means, of course, that subsidies are increasing.

The corporation must continue, however, to consider all available land and proposals in order to maintain a level of production of new housing stock. In this regard, OHC requires full co-operation from Metropolitan Toronto and its member municipalities in terms of locating suitable land.

Ratepayer participation in the public housing program also has contributed to a lower production of public housing. This ratepayer phenomenon is not new to the corporation, but has grown in intensity over the past 18 months and has now become Metro-wide. This reaction has been directed against both public and private development. A new aspect has been introduced insofar as public housing is concerned; ratepayer groups and elected representatives have expressed unhappiness with the decision-making process. They wish to participate in this process and at an earlier opportunity than they are now afforded. They are not satisfied, apparently, with the representation provided on the Housing Advisory Committee of Metropolitan Toronto.

The committee was formed in 1965 to keep Metro Council informed on the public housing program generally and eliminate the need for Council to become involved in project-by-project considerations. The committee has the power to recommend acceptance or rejection of OHC housing proposals and, indeed, all public housing developed in Metro since 1965 has been approved by this committee.

The initial committee was comprised of the commissioners of planning and social services. This was expanded to include representatives of Metro Public and Separate School Boards. More recently, at the suggestion of OHC, elected representatives from the councils of Scarborough, North York, Etobicoke and Toronto were named to the committee by Metro.

Throughout Ontario, with the exception of Metro, OHC's normal procedure is to make a presentation of all its recommendations at an open meeting of council. As a means of alleviating some of the ratepayer concern, Metro Council may wish to consider resuming its earlier role of considering each housing proposal. The Housing Advisory Committee would continue its important task of reviewing the proposals and advising council on their suitability.

2. RENT SUPPLEMENT PROGRAM

OHC's rent supplement program in Metro was more than doubled in 1972, from 462 units to 1,074, exceeding the year's target of 600 by 12 units.

Under this program, private landlords with vacant family accommodation are invited to submit proposals outlining the type of unit or units offered and the rent asked. OHC then enters into agreements with successful proponents at market rents and the landlord then leases the dwellings to applicants selected from the waiting list. Rent is based on the applicant's income, with OHC paying the difference between the rent and the rent established in the agreement with the owner.

The rental agreements between OHC and the landlords are for a period of three to five years, with the subsidies shared 50 per cent by the Federal Government, $42\frac{1}{2}$ per cent by Ontario and $7\frac{1}{2}$ per cent by Metro.

The eight proposal calls issued in Metro during the year yielded more than 100 responses from proponents, including many who had responded earlier. In several instances, landlords met OHC's maximum allowed ratio of 20 per cent rent-geared-to-income tenants per building.

From these results, it is evident that the rent supplement approach is becoming well established as a viable method of providing subsidized housing.

3. HYDRO BLOCK REDEVELOPMENT

In 1970, Ontario Hydro assembled 2.16 acres of land bounded by Baldwin, Beverley, Cecil and Henry Streets for the purpose of erecting a transformer station to service the central areas of Toronto. Standing on this city block are 42 detached, semi-detached and row houses in various states of repair and habitability, of which 20 are vacant.

Following Ontario Hydro's acquisition of this property, a decision was made not to utilize the site for this purpose. The Ontario Cabinet approved the purchase of this property by OHC and the sale was completed January 31, 1973.

On the understanding that OHC would ultimately obtain title to this property, the architectural firm of Diamond and Myers was engaged by OHC in July, 1972, to make recommendations on how the area is to be redeveloped. It is intended, as far as economics will permit, to retain the low-rise residential character of this neighborhood. The consultant's report is expected to be available shortly. Their aim is to produce low-rise housing in forms and densities suitable for an urban core neighborhood by building on the interiors of the block which are now largely occupied by lanes and garages.

Revenue Minister Allan Grossman, the minister responsible for OHC, has taken an active interest in the Hydro block development and has been associated with a number of citizens' groups in this connection. The Hydro Block Working Committee was formed to examine and articulate the community's interests on matters relating to the redevelopment of the block. The committee's suggestions were received by OHC's architectural consultant and provided the basis of the feasibility study nearing completion.

While it is anticipated that the bulk of the housing units on the redeveloped block will be rental units for low-income families, probably on a rent-geared-to-income basis, the consultants are also attempting to determine the feasibility of some form of home ownership for families of low and medium incomes. Whether or not home ownership will prove feasible will depend, to a large extent, on the density and type of unit which can be achieved on this block. It is possible that some form of experimental program in home ownership may be introduced if satisfactory mechanics can be developed.

OHC is looking forward to working with Metro and the City of Toronto on this innovative pilot project and would request your co-operation in its development.



MISS MOSS PARK - Mrs. Mary Wells, 87, received this title when teenagers and senior citizens combined last summer to hold the first Moss Park Community Festival in Toronto.

SUMMARY OF ONTARIO HOUSING UNITS
IN METROPOLITAN TORONTO BY MUNICIPALITY

AS AT DECEMBER 31, 1972

	Under Management No.	%	Under Construction No.	%	Under Development No.	%	Total	%
Toronto	7,851	36.2	1,639*	28.7	360	15.8	9,850	33.2
North York	5,565	25.6	671	11.8	773	33.9	7,009	23.6
Scarborough	5,270	24.3	2,652	46.7	129	5.7	8,051	27.1
Etobicoke	1,652	7.6	600	10.5	767	33.6	3,019	10.2
York	1,054	4.9	132	2.3	253	11.0	1,439	4.9
East York	304	1.4	-	-	-	-	304	1.0
Metropolitan Toronto	21,696	100.0	5,694	100.0	2,282	100.0	29,672	100.0

*includes 331 hostel-type units for women.

SUMMARY OF ONTARIO HOUSING UNITS
IN METROPOLITAN TORONTO BY BEDROOMS

AS AT DECEMBER 31, 1972

	Under Management No.	%	Under Construction No.	%	Under Development No.	%	Total	%
Bachelor	955	4.4	491	9.1	47	2.1	1,493	5.0
1-bedroom	5,135	23.7	2,084	38.9	891	39.0	8,110	27.6
2-bedroom	7,472	34.4	1,690	31.5	913	40.0	10,075	34.4
3-bedroom	6,514	30.0	920	17.2	343	15.1	7,777	26.5
4-bedroom	1,204	5.5	156	2.9	85	3.7	1,445	4.9
5-bedroom	416	2.0	22	0.4	3	0.1	441	1.6
Metropolitan Toronto	21,696	100.0	5,363	100.0	2,282	100.0	29,341	100.0

Not including 331 women's hostel units under construction at Church and Granby Streets, in the City of Toronto. These are to be managed, operated and administered by the Young Women's Christian Association in agreement with OHC.

III FAMILY HOUSING MANAGEMENT

1. REORGANIZATION INTO 10 DISTRICTS

In November, 1971, the district concept of property management administration was introduced in Metro. Under this system a total of eight district offices was created, each responsible for the management of approximately 2,500 units.

As a result of this change a much closer and more responsive relationship with tenants has developed. With the increased efficiency that has resulted from the introduction of this new concept, district personnel have more time available to meet with individual tenants and to attend tenant advisory committee meetings and tenant functions.

The success of this type of administrative structure is largely dependent upon keeping the number of units in each district at workable levels. It was, therefore, decided to create two additional districts to absorb units taken over during 1972 and those anticipated for 1973.

The two new district offices became operational on February, 1, 1973.

Following the report to your committee last year, each mayor was provided with a breakdown of the district offices in his municipality and the names of the district managers. It is hoped that municipal officials and their staff will make enquiries through the district managers on matters of interest in their municipalities.

DISTRICT OFFICES
METROPOLITAN TORONTO

<u>District</u>	<u>Location</u>	<u>District Manager</u>
A	Toronto Central	John Darcy
B	East Central & East York	Edward Durnan
C	Scarborough South	Gordon Cattermole
D	Scarborough North	Malcolm McAusland
E	York & West Central	Arthur Parody
F	Etobicoke South	Joseph Best
G	North York	Cyril Mobbs
H	Etobicoke North	Kenneth Jorgensen
I	North York East	Russell Scott
J	York West	Carl Sweet

2. TENANT ADVISORY COMMITTEES

In order to improve communications with tenants, the concept of a tenant advisory committee was introduced during 1972. Tenant associations were invited to set up advisory committees that would meet with the district managers on a monthly basis to discuss items of mutual interest.

During the course of the year it was found that in some districts with large existing tenant associations, the elected tenant representatives preferred to meet with the district managers on an as-and-when-required basis. In other districts, however, the formation of tenant advisory committees has now given tenants an opportunity to meet regularly with OHC staff to discuss all matters of mutual interest.



RED HOTS - An employee of the North York Parks and Recreation Department, which operates a community centre in OHC's Jane-Falstaff project, hands out hot dogs to active youngsters.

3. COMMUNITY RELATIONS

OHC's community relations branch continued its service of helping tenants meet their social and recreational needs through its involvement with tenant associations, community recreation groups, university students, social service groups and government ministries active in community development programs.

In the early months of 1972, recognizing the need to provide skills and co-ordination in the recreation field, a co-ordinator of recreational programming was appointed. Assistance was given by the branch to several groups in preparing applications for "Opportunity for Youth" grants for the summer of 1972, and this resulted in 38 approvals.

The branch also hired 20 students for its summer program, which resulted in extensive on-site programs as well as providing weekends at conservation areas and Algonquin Park for 2,500 young residents of OHC developments.

A study, which was initiated by the branch and which involves the Ontario Research Foundation, will record the use of playground facilities by tenant children in Metro Toronto. The experiment, the first of its kind in North America, was started last summer. Its purpose is to produce and bank information on color film to assist in the design of future playgrounds.

The branch experienced welcome co-operation from Metro, the city and boroughs and many outside agencies during 1972 and assisted them in setting up programs in OHC facilities. Summer programs were initiated by the Toronto Parks and Recreation Department in the Blake Street and Regent Park projects.

In Regent Park, the branch teamed up with the department and the Boys Club of Canada, to open new quarters to assist young people with leisure time activities, and with the Salvation Army which took the lead in establishing a youth drop-in centre and a sewing program for adults. Program workers at the drop-in centre were provided by the Toronto Y.M.C.A.

An adult drop-in centre was also established at Whiteside Place, to provide a much needed facility for young adults within Regent Park. The Toy Time storage depot, established in Regent Park by the Kiwanis Club of Toronto during the Christmas season, was of considerable benefit to families living in the area.

As the result of efforts of the Regent Park Community Medical Clinic Committee, an application for a community health clinic in the area was successful. This clinic has now been approved and will occupy offices in three units provided by OHC. This is the first health clinic of its type to be established in a public housing community.

In Scarborough, the Department of Parks and Recreation and the Board of Education were both involved in branch programs. The department assisted OHC in developing a program in the Kingston Road project where a basement parking area was transformed by OHC into a recreational facility.

The department and the board worked together with the branch to provide supervised playground facilities for the Canlish project. This involved OHC and the department purchasing the equipment and the board locating it for the use of the neighborhood on one of its play areas.

In November, the Scarborough Board of Education offered the use of the soon-to-be-demolished L'Amoreaux school building as a community centre for the Finch/Birchmount area residents. The school is being maintained by OHC, the Agincourt Community Group, the Parks and Recreation Department, the Y.M.C.A. and the board. The programs have been successful and the co-operation has brought together organizations in a meaningful way.

The Etobicoke Parks and Recreation Department was active in the Thistletown area during 1972, assisting OHC in providing recreational programs for the area tenants.

After classes resumed in the fall, a new program called "Link-100" was launched. The purpose of the program is to link university and college students, as part of their field placement, as resource persons to groups of OHC residents who wish to develop a variety of recreational activities in their communities. This program involves some 28 teams, working in various projects, establishing play schools, recreation and community programs.



SWIM CLASSES - In Metro projects with swimming pools
OHC carries out a summer swimming instruction program
with trained instructors.

4. HOUSING REGISTRY

Metro's Social Services and Housing Committee asked OHC to investigate the feasibility of extending the services provided by the family housing registry to include housing market information about available housing in Metro to potential applicants.

A meeting was held September 25, 1972, at which representatives of the Committee, CMHC, Metro and OHC discussed the expanded operation of the housing registry. One of the first areas reviewed was the waiting list maintained by OHC and the Metropolitan Toronto Housing Company Ltd. Steps have now been taken to ensure that duplication of senior citizen applications is minimized between the two waiting lists in order that the demand for this type of accommodation may be more correctly reflected.

The possibility of including information on some 20,000 limited dividend units financed by CMHC in Metro was discussed. CMHC is now working on a system whereby available limited dividend housing can be made known to the Housing Registry so that applicants for this type of housing might be referred to limited dividend landlords.

It was the consensus of the meeting that there was a need for general housing-market information for lower income groups. The expansion of the registry to provide service over and above that for which it was established -- that is handling applications for rent-geared-to-income housing -- would require additional funds.

This could be handled by charging the landlords who register property a fee for this service; or share the cost in the same manner subsidies are shared -- 50 per cent by the federal government, $42\frac{1}{2}$ per cent by the province and $7\frac{1}{2}$ per cent by the municipality; or share the cost between private enterprise and government. Your committee may wish to consider this.

5. SUMMARY OF APPLICATIONS (Oct. 1 - Dec. 31, 1972)

Applications on hand September 30, 1972	13,760
Applicants no longer interested or located in other accommodation	2,563
Housed by OHC between October 1 and December 31, 1972	1,291
Remaining Applications	9,906
Applications filed between October 1 and December 31, 1972	2,317
Applications as of December 31, 1972	12,223

Part of the 2,563 applicants no longer interested or located in other accommodation were assisted by limited dividend units of which 2,500 came on the rental market in 1972. This program is of considerable interest to persons on the upper end of the applicant income scale.

The number of applicants housed during the quarter, some 1,291, would have been higher if several new buildings had not been delayed by the strike of elevator workers.

The highlights of the current and four previous calendar quarters are presented in graphic form in the appendices. While the provision of senior citizen accommodation is a Metro responsibility, OHC accepts such applications and they are also listed as an appendix.

As of December 31, 1971 there were 15,112 family applications on file with the Metropolitan Housing Registry. This number had increased by March 31, 1972, to 15,841. Since that time there has been a steady decrease in the number of applications on file. This is partially due to a decrease in the number of applications received, from 3,160 in the first quarter of 1972, to 2,317 in the fourth quarter, as well as an increase in the number of applicants housed, from 812 during the first quarter to 1,291 during the fourth quarter. Sources of applications, bedroom requirements and income of applicants are also in the appendices.

Of the 12,223 applicants on the list there are more than 3,000 who are either newly arrived in Canada or Ontario, who presently reside outside Metro or who have recently arrived in the municipality. This should be borne in mind when comparing Metro's waiting list to other Ontario centres, as Metro is one of the few municipalities which does not have a one-year residency requirement. Municipalities include a residency requirement as part of their agreement to contribute to subsidy in order to give long-term applicants an opportunity to obtain family housing, although exceptions are always made for hardship cases.



YWCA - OHC is developing this 331-bed residence
for women of limited income at Church and Granby.
It will be managed by the YWCA.

6. INTRODUCTION OF APPLICANT REPRESENTATIVES

A reorganization of the tenant placement branch, which will introduce a system of applicant representatives, will result in greater personal service to applicants for rent-geared-to-income housing in Metro Toronto.

Upon applying for housing, an applicant will be assigned to one of 12 client representatives who will be responsible for the geographic area of Metro preferred by the applicant.

Where a need exists for additional information, documentation or assistance from other agencies, it will be the responsibility of the applicant's representative to bring the various factors together.

Each applicant representative will be fully conversant with the processing of applications, rent scales, types of housing, amenities, agency and community services available.

It will be the responsibility of the applicant representatives to maintain personal contact with applicants on a regular basis. Any inquiries by an applicant will be handled personally by his or her applicant representative.

If circumstances are such that it is necessary to refer an applicant to the private sector, the applicant representative will make suggestions.

It is hoped that agencies or officials seeking information about the status of a particular application will get in touch with the appropriate applicant representative.

The applicant representative system is expected to be fully operational by April.



JUNIOR JUDO - Three years ago two OHC tenants formed a judo club for adults and children in a Scarborough project. The club now has a membership of nearly 75 OHC tenants and members of the surrounding community.

7. UPGRADING OF SOCIAL AND RECREATIONAL FACILITIES

Social and recreational facilities became an integral part of large new OHC projects following the 1970 announcement that the Federal Government was prepared to lend funds for these facilities in public housing projects.

In addition to new projects with these facilities, upgrading has taken place at 24 Metro developments which were built prior to the availability of federal funds for these purposes. Discussions are taking place, both with interested social and municipal agencies and municipal parks and recreation departments, with a view to providing facilities at additional OHC locations.

In co-operation with the Toronto Parks and Recreation Department, the major upgrading program at Regent Park is continuing. Two artificial ice rinks and change facilities have been completed. The outdoor swimming pool and change pavilion will be ready for the 1973 season. Three baseball diamonds are also ready. In the spring, an extensive landscaping program will be undertaken, including provision for a senior citizens' outdoor recreation area.

At Alexandra Park, the Toronto Parks and Recreation Department assisted in the initiation of a program to provide attractive and useful outdoor social activity areas.

Large scale landscaping and outdoor living facilities for social, recreational and environmental purposes will be completed at Yorkwoods Village in 1973 in co-operation with the Borough of North York. Similar programs will be instituted at Flemington Park.

As well, there will be a cost sharing program with the Borough of York for improved site and recreational facilities at Humber Boulevard. This borough has also committed itself to instituting social and recreational programs for groups of 10 residents or more, on or off site, where necessary, and when requested.

8. DUNN AVENUE DEVELOPMENT - PARKDALE TENANTS ASSN.

The Dunn Avenue development of 384 units has not yet been occupied because the strike by elevator installers has delayed its completion. This strike has severely curtailed the family housing program.

The Parkdale Tenants Association is requesting priority for area residents who have applied or will be applying for accommodation in the project on the grounds of family, medical and church affiliations in the area. The association has forwarded its brief to your committee. Of the 4,000 applicants who have indicated a preference for the Dunn Avenue building location, about 25 per cent are actual residents of the Parkdale area.

The association was advised that housing is allocated on a Metro-wide basis and not on a neighborhood or borough basis. This is the policy established by Metro Council and it is also OHC policy.

While OHC is sympathetic to special requests, there are applicants in other parts of Metro who have very strong neighborhood ties and who have had to move to other parts of the municipality. As well, such a policy would discriminate against the neediest applicant who may live elsewhere. At present, those requesting a unit in the Dunn Avenue development, who have the greatest housing need as indicated by the point-rating system, will be given priority whether they are presently residing in Parkdale or in other parts of Metro.



BINGO! - Games for St. James Town tenants, in a basement recreation room of this OHC project, are supervised by the YMCA.

9. NEW DIRECTIONS IN PUBLIC HOUSING MANAGEMENT

A two-year study of the management of socially-assisted housing in Ontario has recently been completed for OHC by Peter Barnard Associates of Toronto. The study, which excluded Metro, recommended a major reorganization to meet the challenges of the growth and the expansion of the local housing authority approach to managing property.

The municipalities covered by the report have a total development and management program of nearly 42,000 housing units of which 16,000 are managed on behalf of OHC by 40 housing authorities. This compares to a total management and development portfolio for Metro of nearly 30,000 units which are managed by OHC through 10 district offices.

The Barnard Study indicated three main areas of stress: lack of effective decentralized authority and responsibility; lack of uniformity of guidelines and procedures and a shortage of experienced and qualified staff to meet the growing property management requirements.

Highlights of the study were:

- The prime responsibility for public housing should remain with the province through OHC as many smaller municipalities did not have the capacity for managing public housing and municipal management would inhibit "the professional development of housing managers and create difficulties in achieving relatively uniform application of housing policy across the province."

. The concept of relatively autonomous housing authorities offers the best approach for the future. The report states that notwithstanding some efficiencies of direct management, "the need for local management to be sensitive to local needs and priorities but at the same time protected from local political pressures, makes the concept of housing authorities the best approach to public housing management."

. Urban and district housing authorities would appear to offer the best solution, according to the report. It is recommended that metropolitan areas with more than 1,000 public housing units should have their own housing authority. Smaller municipalities should be grouped under district housing authorities which are large enough to justify provision of a full range of competent staff and whose units are within easy driving distance of the district office.

. Housing authorities should operate autonomously, subject to financial and management audit by OHC, which would establish policies and guidelines. An annual budget would be set with the housing authority given full control for spending to the limit of the approved budget. The members of the authority would select the housing manager from candidates provided by OHC.

. Housing Authorities should be organized and staffed within guidelines established by OHC. "To ensure that housing authorities are adequately staffed and organized, consistent forms of organization should be adopted along with guidelines on the number and types of staff. These should be flexible enough to accommodate special local conditions."

. Housing managers should be seconded to housing authorities from OHC. The study suggested that "to provide a means for rotation and management development, managers should be initially employees of OHC, seconded to the authorities. During his tenure with the authority, the manager would be directly accountable to the housing authority board of directors."

. A standardized structure for salaries and fringe benefits should be adopted for all housing authorities. The consultants suggested this be a part of the process of upgrading management. "Standardized compensation will not only assist in attracting and retaining qualified candidates to housing management, it will also facilitate the transfer and promotion of managers to more responsible positions."

In November, 1972, report number eight of the Committee on Government Productivity, also observed on the growing involvement of OHC in direct management across Ontario.

COGP recommended that "decentralization should take place in the management of OHC rental units to increase local participation, to create local responsibility in tenant selection and relations, and to relieve OHC of the burden of direct management."

The report suggested the "successful implementation of this principle would allow OHC to concentrate more on developing innovative approaches to providing housing in co-operation with the private sector which we feel is desirable if substantial numbers of high quality but inexpensive housing units are to be provided in the future. In many cases OHC has been following this course already by extensive use of the proposal-call technique, by providing some mortgage support for condominium construction, and by encouraging modular dwelling unit construction."

The third matter to have a bearing on new directions in public housing management is the appointment of Ontario Advisory Task Force on Housing Policy under Eli Comay, former Planning Commissioner of Metro Toronto. The group will re-assess the government's role in the provision of public and private housing.

In making the announcement, Premier William Davis pointed out that since the creation of OHC eight years ago, Ontario has consistently led the rest of Canada in the production of socially-assisted housing. "We have now arrived at the time to re-assess our housing programs," Mr. Davis said.

Among the matters to be considered by the Comay Task Force will be recent housing studies, including the above two reports.

With regard to these two studies, the Metro Committee of Social Services and Housing may wish to give consideration to the need for the re-establishment of a Metropolitan housing authority to manage public housing. The former Metropolitan Toronto Housing Authority was absorbed into the OHC operation when the corporation was formed in 1964.



MALVERN - Nearly 400 families who bought houses under the H.O.M.E. Plan in Malvern's first neighborhood had moved by year end, six months after construction started.

IV LAND DEVELOPMENT

1. MALVERN AND STABLEFORD FARMS

Work commenced on the first of the 644 houses in the first phase of the Federal/Provincial land assembly at Malvern on July 1 and the first family moved into the development on August 28.

Three to five bedrooms in size, these houses were built for sale on leased lots under the Home Ownership Made Easy (H.O.M.E.) Plan. The building prices of the houses ranged from \$15,000 to \$20,000, exclusive of land, depending upon the size of house and lot (Scarborough set minimums of 1,200 square feet for houses on the larger lots).

OHC extended invitations to builders in February to submit designs and price proposals for 650 houses at Malvern and 17 at the nearby Stableford Farm land assembly.

A total of 145 builders responded by submitting 349 proposals. In the selection process, the proposals were rated on the basis of appraisal value and architectural quality. Weight was also given to those proposals quoting prices that were less than the maximum prices allowed under the H.O.M.E. Plan.

One builder was selected to construct the 17 detached houses at Stableford Farm and 27 were allocated parcels of lots on which to build the 354 detached, 156 semi-detached and 134 street townhouses at Malvern. (Six townhouses were deleted to meet zoning requirements).

The names, addresses and telephone numbers of the builders selected were advertised in the newspapers on May 10 and persons interested in buying a Malvern house contacted the builder of their choice.

OHC's lots are offered on the basis of a 50-year lease. The builder transfers the land lease to the house buyer and the latter makes his monthly ground rent payments directly to OHC. At Malvern, these range from \$29.17 to \$57.58. These payments are based on the book value of the lot, that is the cost of acquiring, servicing and administering the land. The buyer has the option of purchasing his lot any time after the first five years of his lease and the price he pays will be the market price of the lot at the outset of the lease.

OHC's combination of leased lots and building price limitations is designed to assist those families who are unable to save a large down payment for a house.

A survey of 352 of the first buyers at Malvern revealed that 93 per cent made down payments of up to \$1,000. (The average down payment in 1971 for new houses under NHA across Canada was \$3,971).

About 71 per cent of the heads of family were in the \$8,000 to \$12,000 income range, while 14 per cent earned between \$5,000 and \$8,000. Previous to purchasing at Malvern, 93 per cent of the buyers were tenants.

Additional construction in the first phase at Malvern will be carried out this summer when 178 townhouses are built for sale on four blocks of land. One of the blocks has been reserved for the construction of about 70 townhouses based on one of the five winning designs selected in OHC's Design Competition '72.

In addition, two blocks of land in Stableford Farm will be developed this summer for the construction of 73 townhouses for sale.

House construction in the second phase at Malvern is expected to commence this summer or September. In addition to 74 townhouses, 147 detached and 114 semi-detached houses, the second phase, which is located south of the initial development, will also contain a 32-acre industrial area and a small shopping centre.



LEASE LOTS - Low down payments are possible under the H.O.M.E. Plan by limiting building prices and making the land available on a lease basis. This attractive bungalow was among 296 houses built on OHC lots in Etobicoke.

2. THISTLETOWN

OHC has been encouraged by a positive response from Etobicoke planners to its proposal that consideration be given to the application of the zero lot line concept in the development of approximately 36 acres of Federal/Provincial land in Thistletown.

Regular subdivision of land produces about five detached houses per acre but the zero lot line concept would make possible the development of 10 detached houses per acre. The land is currently zoned for the development of townhouses at 15 to the acre or apartments at 20 to the acre.

These houses would be built for sale on leased lots measuring approximately 35 feet by 80 feet, larger than those developed under the concept in Chinguacousy Township where the first phase of 664 houses sold out in six weeks.

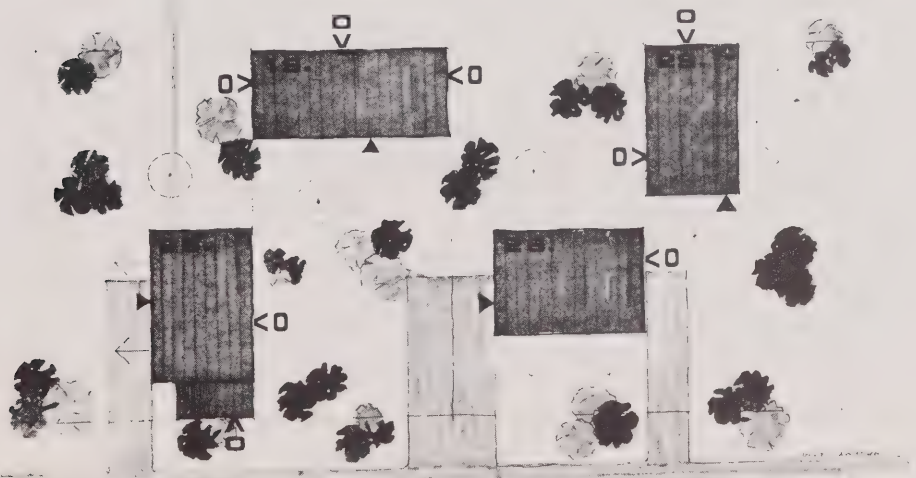
The zero lot line concept permits a more economical use of the land by eliminating little-used side yards. Instead of uniform distances from the curb as in most subdivisions, the houses may be located at the front, back or sides of the lots.

Four parcels of land, north and south of Finch Avenue, west of Martin Grove Road, are proposed for this innovative form of land development. The parcels would be allocated to builders whose design and price submissions meet the requirements of OHC's lot lease program.

THE 'ZERO' LOTLINE CONCEPT



TYPICAL SUB-DIVISION STREET.



TYPICAL 'ZERO' LOTLINE STREET.

ZERO LOT LINE - A greater number of detached houses may be located on the same amount of land by using the zero lot line concept which permits the location of a house anywhere on its lot.



CHINGUACOUSY TOWNSHIP - This suburban township was the location of the first zero lot line development in Ontario. More than 600 houses in the first phase were sold in six weeks.

V OTHER H.O.M.E. PROGRAMS IN METRO

1. ONTARIO STUDENT HOUSING CORPORATION

Ontario Student Housing Corporation has helped to provide student residences for two colleges of applied arts and technology and 11 universities since it was established in 1966.

Of the 12,894 beds and units already completed or under development, 1,848 are in the Metro area.

OSHC was involved in the development of two high-rise apartment buildings at Charles and Yonge Streets which provide 713 apartment units for married students at the University of Toronto.

On the York campus, OSHC built two residences which provide 352 units for married students and a third with accommodation for 281 single students.

In the past year, OSHC has provided assistance to both Erindale and Scarborough Colleges of the University of Toronto in planning residences which will house 502 single students.

2. OHC DESIGN COMPETITION '72

During the year under review the first phase of this competition, developed partly in response to a resolution from your committee calling for the development of innovative or prototype housing, was completed. Nearly \$40,000 in prize money was offered for five innovative housing designs for larger families. The aim was to find fresh approaches to low-rise multiple housing for larger families -- solutions which would provide the advantages of land use and privacy comparable to single family housing.

Each unit, for example, had to have a private entrance, adjacent parking and private yard space. The solutions were to be based on the assumption that the final project will provide 80 housing units on four acres of land. As well, the three-bedroom units were to cost a maximum of \$15,000 exclusive of land, site development and administrative costs; four bedrooms a maximum of \$16,000 and five a maximum of \$17,000.

A total of 92 entries were received in the first phase and the winners were selected by a jury composed of: Macklin L. Hancock, President, Project Planning Associates Ltd.; Keith Morely, President of Richard Costain (Canada) Ltd., and vice-president, Housing and Urban Development Association of Canada; Douglas Shadbolt, Director, School of Architecture, Carleton University; and Mrs. June Rowlands, housing consultant to the Metropolitan Toronto Social Planning Council. Chairman of the jury was Frank J. K. Nicol, past-president of the Ontario Association of Architects.

Five winners and eight special commendations were selected. The winners were L. R. Kentridge, W. P. Hughes and W. C. Woods, Don Mills; Gilbert Sutton, Ottawa; Rhone and Iredale, Architects, Vancouver; Andrew J. Tiefenbeck, Don Mills and Paul Wiegand, Belleville.

The prize money is allocated in two stages with each winner of the first stage receiving \$2,500 and an additional \$5,000 on completion of the second stage when detailed contract documents and prices are approved. In the third, and final stage, the successful team will be awarded contracts for projects they build for OHC.

Of the five winning designs, it was hoped that the two Toronto winners and one out-of-province winner could be located in the Metro area. A meeting was held last year with 1971 Committee Chairman, Controller Paul Godfrey of North York, who joined with OHC in a search for housing sites.

However, when the second phase of the competition was started, no Metro sites had been located. Five OHC-owned properties (two in Thistletown, one at Edgeley, one at Stableford Farm and one at Malvern) were investigated in detail. As these are not zoned for experimental housing, each innovative detail is being considered at the borough level as being a non-conformance requiring full by-law revision. As a result, one winner is proposing to develop his innovative project in Galt, another in Kitchener and the third is still hoping to overcome zoning restrictions and use the Malvern site.

As both OHC and your committee are interested in developing innovative housing, it is strongly urged that Metro should assist in the location of such building sites and become associated with applications to have them zoned for experimental housing. Then, innovative housing for these specific sites could be designed.

3. CONDOMINIUM ACTIVITIES

More than 5,400 condominium apartments and townhouses, financed wholly or in part by Government of Ontario funds through OHC, have been sold in Metropolitan Toronto.

Extremely low down payments, and monthly payments that compare favorably with rental payments, have served to help make condominium an increasingly attractive form of home ownership in the current housing market.

Buyers have ranged from young families who were unable to accumulate a large sum needed for the down payment on a detached house, to couples who have outgrown their houses but have bought into a nearby condominium development to remain in the neighborhood.

The flexibility of condominium ownership has also attracted the attention of single buyers and some units are available to persons earning about \$6,000 annually.

The condominium buyer holds exclusive title to his living unit while sharing in the ownership and the responsibility for the common elements of the building. Should he wish to sell or lease his unit, he has as much freedom of action as the owner of a detached or semi-detached house.

Condominium dwellings financed by OHC must meet the requirements of the National Building Code, the Canadian Code of Residential Construction, the municipal building code, and OHC's condominium standards, whichever is the higher.

Condominiums, like all other residential developments, are subject to municipal land-use planning and zoning provisions dealing with crowding, traffic congestion and other urban problems.

OHC requires the developer to arrange for the management of his own project. This involves the execution of a five-year agreement between the developer (or his designated management agency) and the condominium corporation specifying a management fee approved by OHC. Ratification of this agreement by the condominium board of directors after the first year's operation is now required by OHC.

At the end of five years, the condominium board, with the approval of the first mortgagee (which may exercise proxy voting rights within the condominium corporation) may choose some other management agency. The management agency is thus accountable to the first mortgagee and to the mortgagors for the duration of the agreement.




OHC participates in activities being carried out by business, government and professional groups to provide greater protection for the condominium purchaser. These groups include the Joint Condominium Committee (made up of the Urban Development Institute, the Toronto Home Builders Association, major lenders, Central Mortgage and Housing Corporation and Ontario Housing Corporation), the Law Society of Upper Canada and the Ontario Condominium Association. These activities have resulted in a standardization of condominium documentation which make it easier for purchasers, lawyers and builders to review and analyze condominium documents.

Special sessions and workshops for the legal profession and the public to acquaint them with the techniques of condominium administration and involvement in condominium living were also organized.



CONDOMINIUM - Quick sales were recorded at this 94-unit Scarborough townhouse development which was financed under OHC's condominium program.

SUMMARY OF FAMILY APPLICATIONS
DEC. 1971 - DEC. 1972

APPLICANTS HOUSED 
 APPLICATIONS RECEIVED 
 REMAINING APPLICATIONS AFTER
 DEDUCTING APPLICANTS HOUSED, LOCATED
 IN OTHER ACCOMMODATION OR NO LONGER
 INTERESTED 

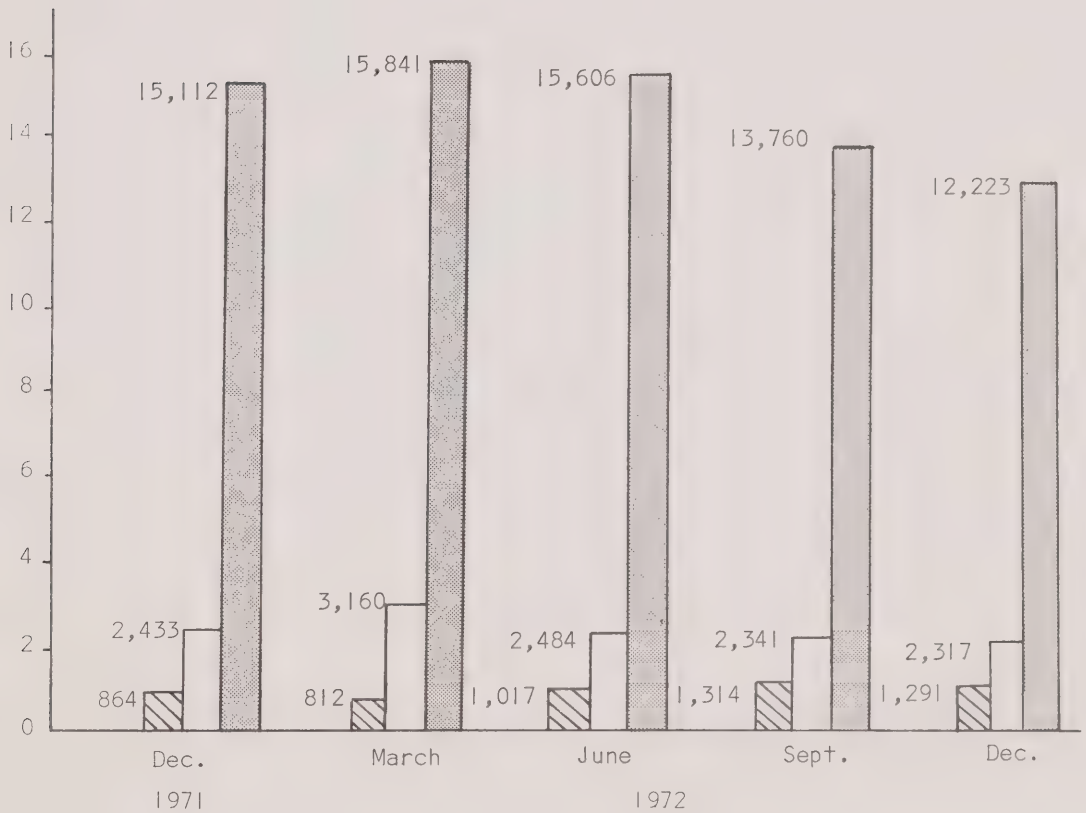


TABLE 1
PERCENTAGE OF FAMILY APPLICATIONS BY BEDROOM REQUIREMENT
AND MUNICIPALITY OF RESIDENCE

[illegible]

TABLE 2
PERCENTAGE OF FAMILY APPLICATIONS
BY SOURCE OF INCOME OF APPLICANTS

Source of Income	Distribution of Applications
	%
Employment	50.8
Welfare	15.6
Mother's Allowance	9.2
D.V.A. Pension	2.6
Workmen's Compensation	1.3
O.A.S. or O.A.A.*	1.2
Retirement Pension	1.1
Other **	18.2
Total	100.00

*Old Age Security or Old Age Assistance

**Unemployment Insurance, Self-employment,
Support, Investments and Insurance

Metropolitan Toronto keeps a record of applicants who are seeking senior citizen accommodation. The Registry at OHC will accept applications from persons 60 years and over even though the housing of senior citizens is a Metro responsibility. OHC assists Metro by housing some of these applicants in its family housing projects if this type of unit is available. The following is a summary of these OHC applications as at December 31, 1972:

SENIOR CITIZEN APPLICANTS

Applications on hand September 30, 1972	4,518
Applicants no longer interested or located in other accommodation	280
Housed by OHC between October 1 and December 31, 1972	233
Remaining active applications	4,005
Applications filed between October 1 and December 31, 1972	515
Active applications as of December 31, 1972	4,520

It is apparent that the number of applications on file remained nearly constant during the quarter, with little difference between the number of new applications, and those housed or no longer interested. This has also been the case during previous quarters.

